



**LCH Planning and Development**  
Consultants Limited

Our Ref.: PD2502002/03

Your Ref.:

16 July 2025

By Email

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

Dear Sir/Madam,

**APPLICATION NO. A/NE-TK/837 FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

We refer to the comments regarding the captioned application.

Please find attached our responses to departmental comments.

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**

A handwritten signature in black ink, appearing to be 'JH' with a long horizontal stroke extending to the right.

**Junior Ho** *RPS RPP*  
Director

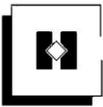
Encl.  
c.c. the Applicant



Section 16 Application No. A/NE-TK/837

Annex 1 - Response to Comments Table

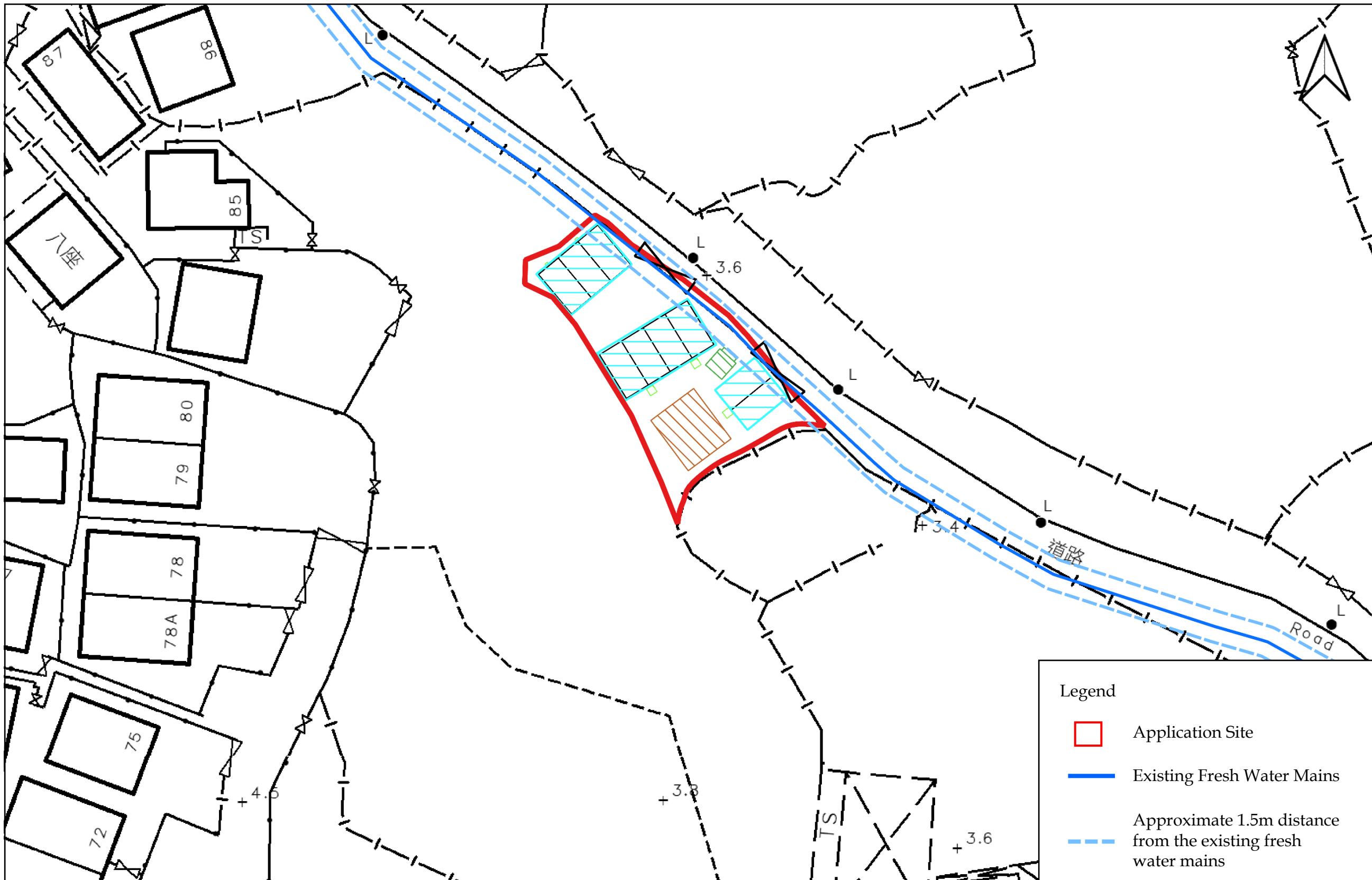
No.	Comments Received	Our Responses
1.	<i>Comments from Home Affairs Department received on 3 July 2025</i>	
a	<p>Please be informed that this office maintains the access road adjacent to the application site for the Temporary Public Vehicle Park. The location of the access road is marked on the attached site plan for your reference.</p> <p>Should the access road be damaged due to construction works associated with the subject application, the applicant is responsible for repairing the road to the satisfaction of this office. We should be grateful if the applicant could ensure that all construction activities are conducted with care to minimise impact on the concerned access road.</p>	Well noted with thanks.
2.	<i>Comments from Water Supplies Department received on 7 July 2025</i>	
	<p>Existing water mains inside the Site as shown in the Fresh Water Mains Record Plan (MRP) at Appendix I may be affected. The applicant is required to either divert or protect the water mains found on site;</p> <p>If diversion is required, existing water mains inside the Site areas are needed to be diverted outside the site boundary of the Site to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall</p>	<p>Well noted with thanks.</p> <p>Our proposed development will not affect the existing water mains on the site. As illustrated in <b>Figure 5</b>, no structure will be built or materials will be stored within a distance of 1.5m from the centre line of water mains. A revised indicative layout plan (<b>Annex 2</b>) is attached. Although the proposed entry gates are situated within this 1.5m distance, the applicant will ensure the gates are opened for regular maintenance of the fresh water mains when necessary. Hence, diversion of the water mains is not required.</p>



<p>submit all the relevant proposal to WSD for consideration and agreement before the works commence; and</p> <p>If diversion is not required, the following conditions shall apply:</p> <ul style="list-style-type: none"><li>(a) Existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;</li><li>(b) Details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;</li><li>(c) No structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;</li><li>(d) No trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;</li><li>(e) No planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m</li></ul>	<p>The applicant will ensure that free access will be made available at all times for the concerned party to carry out construction, inspection, operation, maintenance and repair works for the subjected water mains.</p> <p>No trees or shrubs with penetrating roots will be planted within the subjected water mains.</p>
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	<p>around the cover of any valve or within a distance of 1m from any hydrant outlet; and</p> <p>(f) Tree planting may be prohibited in the event that the D of WS considers that there is any likelihood of damage being caused to water mains</p>	
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Figure 5 : Proposed Layout Plan with Existing Fresh Water Mains Record

*(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, Water Supplies Department)*

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>	About 125 sqm (Total)
1. <b>Electric Meter Room</b>	About 5 sqm
2. <b>Solar Panels</b>	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)	
<b>Parking Space</b>	9



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Annex 2 : Indicative Layout Plan

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