

此文件在 2026年 4月 8日 收到。城市規劃委員會
只會存收到所有必要的資料及文件後才正式確認收到
申請的日期。

Form No. S16-I
表格第 S16-I 號

This document is received on - 8 APR 2026
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

**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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

- (i) **Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;**
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in
rural areas or Regulated Areas; and
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;及**
- (iii) **Renewal of permission for temporary use or development in rural areas or
Regulated Areas
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期**

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

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/tc/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

2600703

19/03 by Post

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TK/855
	Date Received 收到日期	- 8 APR 2026

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

1. Name of Applicant 申請人姓名/名稱	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
暉傑農貿有限公司	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
Innovative Land Use Planning Consultancy Co. LTD	
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 1611 and 1612 (part) in DD 17, Ting Kok, Tai Po, NT
(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 463sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 300sq.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	RECREATION
(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"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- 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 (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
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」[#]。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 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)

(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 _____ (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 18/01/2026 (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 18/03/2026 (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

- Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

<p>(a) Operation involved 涉及工程</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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</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><small>(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) (請用圖則顯示有關土地/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))</small></p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 33%;">Name/type of installation 裝置名稱/種類</th> <th style="width: 17%;">Number of provision 數量</th> <th style="width: 50%;">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td style="height: 40px;"></td> <td></td> <td></td> </tr> <tr> <td style="height: 40px;"></td> <td></td> <td></td> </tr> <tr> <td style="height: 40px;"></td> <td></td> <td></td> </tr> </tbody> </table> <p><small>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</small></p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長 x 闊 x 高)											

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- Plot ratio restriction From 由 to 至
地積比率限制
- Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- Site coverage restriction From 由% to 至 %
上蓋面積限制
- Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- Non-building area restriction From 由m to 至 m
非建築用地限制
- Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

<p>(a) Proposed use(s)/development 擬議用途/發展</p>	<p>Proposed Temporary Public Vehicle Park (Taxis and Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Solar Panels for a Period of 5 Years at Lot 1611 and 1612(part), Ting Kok, Tai Po, New Territories</p> <p>(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)</p>
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(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積300..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率0.65.....	<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積65..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數2.....	
Proposed no. of storeys of each block 每座建築物的擬議層數1..... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	Transformer Room: 2.44 m 米	<input checked="" type="checkbox"/> About 約
	Solar Panel: 3m	

Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 About 約

estimated number of residents 估計住客數目

Non-domestic part 非住用部分

GFA 總樓面面積

eating place 食肆 sq. m 平方米 About 約

hotel 酒店 sq. m 平方米 About 約

(please specify the number of rooms
請註明房間數目)

office 辦公室 sq. m 平方米 About 約

shop and services 商店及服務行業 sq. m 平方米 About 約

Government, institution or community facilities (please specify the use(s) and concerned land
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

.....

.....

.....

other(s) 其他 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

Transformer Room: 11.9 sq. m (GFA) under the solar
panel.....

Solar Panel (A + B): 300 sq. m (GFA).....

.....

Open space 休憩用地 (please specify land area(s) 請註明地面面積)

private open space 私人休憩用地 sq. m 平方米 Not less than 不少於

public open space 公眾休憩用地 sq. m 平方米 Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Driveway / passageway.....

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

December 2026.....
.....
.....
.....
.....

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是 No 否</p>	<p><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>.....</p> <p><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>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 <u>10</u></p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p><u>Taxis and Private Cars only: 6 parking spaces (with EV charger), 4 parking spaces (public car park).</u></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

9. 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。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情
	No 否	<input checked="" type="checkbox"/>

Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約
	No 否	<input checked="" type="checkbox"/>

Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>

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)

.....

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

See attached Planning Statement.....

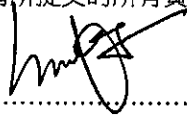
.....

11. 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

Ms. Elaine So

Town Planner

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 MCIP (International)



on behalf of
代表

Innovative Land Use Planning Consultancy Co. LTD

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

Date 日期

20/03/2026

(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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量^②

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

^② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

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	新界大埔汀角丈量約份第17約地段第1611, 1612(部份)		
Site area 地盤面積	463	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	汀角分區計劃大綱核准圖編號S/NE-TK/19		
Zoning 地帶	「康樂」		
Applied use/ development 申請用途/發展	擬議臨時公眾停車場(只限的士及私家車)連附屬電動車充電設施和太陽能板 (為期5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	300 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.65 <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	2	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	Transformer Room: 2.44 Solar Panel: 3	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Transformer Room: 1 Solar Panel: 1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	65	% <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) 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 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) <u>6 vehicle parking spaces (with EV charger (20kw)) and 4 vehicle parking spaces.</u>	10 10
	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)	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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"/>
<u>Location Plan, Site Plan, Layout Plan, Layout Plan (Solar Panel), Swept Path Analysis Plan Within Subject Site, Vehicle entering and leaving the site (full parking situation), Site Photo (view points), Site Photos</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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。

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INV 創新土地規劃顧問有限公司

Innovative Land Use Planning Consultancy Co. LTD

Executive Summary

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

This proposal is submitted to the Town Planning Board (“the Board”) for the proposed temporary public vehicle park (taxis and private cars only) with ancillary electric vehicle charging facilities and solar panels for a period of 5 years. The proposed application Site is at Ting Kok, Tai Po.

The subject Site falls within “Recreation” (“REC”) zone on the approved Ting Kok Outline Zoning Plan No. S/NE-TK/19 (“the OZP”). According to the Notes of OZP, public vehicle park is a Column II use which requires planning application to the Board.

The proposed public vehicle park is with electric charging facilities and solar panel which are in line with the Government policy on sustainability on energy saving. Upon approval of the planning application, the container within the Site will be removed accordingly.

The Site is accessible via a local road which linking to Ting Kok Road. The Board has previously approved similar applications for public vehicle park in the vicinity of the subject Site. Those public vehicle park under the above mentioned previously approved similar applications are used for monthly parking purposes. However, the public vehicle park under the current application provides 6 parking spaces with EV charging facilities and 4 parking spaces for the use of waiting space for EV charging or monthly and hourly parking purposes.

In the past years, there is no traffic problem along the local road taking into account only a small number of cars using the local road. The current application will not create adverse traffic, environmental, air, noise and drainage impact in the area.



INV 創新土地規劃顧問有限公司

Innovative Land Use Planning Consultancy Co. LTD

內容摘要

(如中文與其英文版本有差異，則以英文版本為準)

本規劃申請是向城市規劃委員會（下稱「城規會」）徵求意見作擬議臨時公眾停車場（只限的士及私家車）連附屬電動車充電設施和太陽能板（為期 5 年）。擬議地點位於新界大埔汀角。

申請地點現時於《汀角分區計劃大綱核准圖編號 S/NE – TK/19》劃作「康樂」用途。由於公眾停車場屬「康樂」用途地帶第二欄用途，故此需向城規會申請。

這公眾停車場與一般公眾停車場不同。此停車場附設電動車充電設施及太陽能板。電動車充電設施及太陽能板均符合香港政府能源「持續發展」施政。在城規會批准這份申請後，申請地點內的貨櫃會被移走。

申請地點可由汀角路經村路直達。城規會過往已在申請地點附近批出臨時公眾停車場的申請，那些公眾停車場均被用作車輛月租用途。但本申請的公眾停車場會提供 6 個電動車充電停車位，另外 4 個停車位或會用作等待充電停車位或時租及月租用途。

由於車輛數目經過此村路不多，過去數年並沒有出現擠塞情況。所以，此申請(只有 10 個車位)不會影響當區交通擠塞問題。

申請的用途不會產生任何不良的交通，環境，空氣，噪音以及渠務影響。

INV 創新土地規劃顧問有限公司

Innovative Land Use Planning Consultancy Co. LTD

Planning Statement

S.16 Application for the

Proposed Temporary Public Vehicle Park

(Taxis and Private Cars Only) with Ancillary Electric Vehicle

Charging Facilities

and Solar Panels

for a Period of 5 Years

At

Lots 1611, 1612 (part)

in

D.D.17

Ting Kok, Tai Po

New Territories

1. Background

- 1.1 The subject Site is zoned for “Recreation” “(REC)” on the approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19 (Plan 1). According to the Notes of the OZP, public vehicle park is a column II use which requires planning permission from the Town Planning Board (TPB). The current application is for the proposed temporary public vehicle park (taxis and private cars only) with ancillary electric vehicle charging facilities and solar panels for a period of 5 years at the subject Site.

- 1.2 The Site is currently vacant located at Lot 1611 and 1612 (part) in DD 17, Ting Kok, Tai Po (Plan 2). It has been used for parking of vehicles previously without planning application. The applicant now submits a planning application for the proposed temporary public vehicle park (taxis and private cars only) with ancillary electric vehicle charging facilities and solar panels for a period of 5 years at the subject Site for the consideration of the TPB.

- 1.3 The subject Site is located in the area in the vicinity of “V” zones (including Lo Tze Tin in the north-west and Lung Mei Village in the east). The number of small houses in the nearby villages of the Site including Ting Kok Village, Lo Tze Tin and Lung Mei Village is over 1000. The estimated population is about 7000 to 9000 persons and the estimated number of cars in these villages is about 2000. The demand for electric vehicle charging is huge. The household electricity supply for vehicle charging is only 7Kw. Due to the low voltage, the owners of the electric vehicles need the whole night time (at least 7 to 10 hours) to charge their electric vehicles. Some owners could not have their car reaching their house for electric charging. That is the reason why there are so many fuel vehicles instead of electric vehicles in the area.

- 1.4 There are number of planning applications at the nearby sites of the subject Site, have been applied and approved by the TPB previously for the temporary vehicle park use. They are mostly used for monthly parking.
- 1.5 The proposed temporary public vehicle park at the Site is not just for public vehicle park. It also provides electric vehicle charging facilities for electric vehicles in the area which is also in line with Government policy on promoting electric vehicles. Other provision of solar panels under the current application also complies with the Government Policy in energy savings and carbon emission reductions. The ancillary electric vehicle charging facilities and solar panels enhance the sustainability of energy resources.
- 1.6 Demand for electric vehicle charging facility is increasing particularly for those vehicle owners living in small houses at the nearby villages. The provision of electric vehicle charging facility at the subject Site can speed up the desire or needs of car owners (in nearby villages and residential dwellings) to change their vehicles from fuel vehicles to electric vehicles.
- 1.7 There are ten public vehicle parks provided within the subject Site. Only six parking spaces are used with provision of electric charging facilities (each 20kW). The remaining four parking spaces are used either for hourly parking and monthly parking or the waiting space for electric charging within the Site. There is sufficient space within the subject site for the maneuvering of vehicles. Swept path analysis for the vehicles entering and leaving the car parking spaces are shown on Plans 4.1 and 4.2.

- 1.8 The solar panel of A and B as shown on Plan 3.2 is covering an area of less than 150m² each. There is an uncovered area in between two solar panels for the provision of natural lighting in the proposed vehicle park.

2. Planning Context

- 2.1 The Site is falling within an area zoned for “Recreation” (“REC”) on the approved Ting Kok Outline Zoning Plan No. S/NE-TK/19 (the OZP) (Plan 1). Public Vehicle Park is a Column 2 use under the Notes of the Plan which requires planning permission from the TPB. The proposed temporary public vehicle park (taxis and private cars only) at the Site comprises ancillary facilities of electric vehicle charging and solar panels.
- 2.2 Approval of the subject planning application for the proposed temporary public vehicle park will not frustrate the long-term planning intention of the “REC” zone. Indeed, the subject Site with electric vehicle charging and solar panels enhance the Government Policy on the sustainability of energy saving resources.
- 2.3 Similar and previous planning applications for the temporary public vehicle parks in the vicinity of the subject Site were previously approved by the TPB.
- 2.4 Scarcity of the provision of electric vehicle charging in the area should be the consideration of the TPB in order to be in line with the Government Policy on the promotion of electric vehicles in Hong Kong.

3. Subject Site (the Site)

- 3.1 The Site is located within an area zoned for “REC” on the approved Ting Kok Outline Zoning Plan No. S/NE-TK/19 (Plan 1). The Site comprises lots 1611 and 1612 (part) in D.D.17, Ting Kok, Tai Po (Plan 2).
- 3.2 The Site is accessed by a single lane local road which leading from Ting Kok Road. Small piece of land at the south east of Lot 1612 is used for local road use. This portion does not form part of the subject Site (Plan 2).
- 3.3 The Site is currently vacant (Plan 5.2). The total number of proposed vehicle parking spaces is 10 within the Site. Only 6 vehicle parking spaces will be provided electric charging facilities due to the limit of two 63A meters. The remaining four vehicle parking spaces could either be used for monthly and hourly parking spaces or provided for as the waiting spaces for vehicles on queue for electric vehicle charging.
- 3.4 The EV charger is of dimension of 780mm x 600mm x215mm (HxWxD) with a pole mounting on the ground. The total height of the EV charger with pole is of 1.3m. The photo of the EV charger is also shown on Plan 3.1.
- 3.5 Two transformer rooms of 2.44m (L) x 2.44m (W) x 2.44 (H) for the installation of two 63A meters are provided within the Site. Location of the two transformer rooms is shown on Plan 3.2.

- 3.6 There are two solar panels (A and B) provided within the site with 3m above the ground (Plan 3.2). Sufficient poles (100mm x 100mm) made of iron will be provided to support the solar panels. The location of the poles is illustrated on Plan 3.2. Each solar panel covers an area of less than 150m². The location of poles supporting the solar panels will not affect the maneuvering of vehicles within the subject Site.
- 3.7 There is a stop bar at the entrance of the Site for electric payment. Vehicles entering the Site can have sufficient space to turn and leave the Site even under the situation that all vehicles parking spaces are full or occupied.
- 3.8 No vehicles except taxis and private car can only enter the Site for parking or electric vehicle charging. No other vehicles are allowed. A signage of “Taxis and Private Car only” will be erected at the entrance of the subject Site.
- 3.9 In case of the subject vehicle park is full, a sign of “FULL” will be posted facing Ting Kok Road.
- 3.10 The design of the vehicle parking space and the swept path analysis of vehicles entering and leaving the Site are shown on Plans 3.1, 4.1 and 4.2.
- 3.11 The dimension of vehicle parking space is 2.8m(w)x5.2(L) which is larger than the standard parking space due to allowing the space for the erection of electric charger pole and the supporting pole for solar panels.

3.12 The condition of the Site is shown on Plan 5.2 with view point shown on Plan 5.1.

4. The proposed temporary public vehicle park and ancillary facilities under the current application are as follow:

Proposed Temporary Public Vehicle Park (Plans 3.1,4.1,4.2)

The dimension of the proposed temporary public vehicle park with electric charging facilities is 2.8m(W) x 5.2m(L) which is a bit larger than the standard public vehicle park of 2.5m(W)x 5m(L) due to the space required for the erection of electric charger pole and the pole (100 mm x 100 mm) supporting the solar panels (A and B) which are erected 3m above ground. The design and location of the proposed temporary vehicle park with electric charging facilities and solar panels are illustrated in Plans 3.1, 3.2, 4.1, 4.2 and 4.3.

Stop-Bar Provision at the entrance of Public Vehicle Park

A stop bar will be provided for vehicles entering and leaving the vehicle park. Users can use octopus or other electronic payments for parking fee and electric charging fee.

Swept Path Analysis

Swept Path analysis for cars entering and leaving the parking spaces is illustrated on Plan 4.1 and 4.2. The swept path analysis as shown on Plan 4.1 and 4.2 has proven that there is sufficient space for the maneuvering of vehicle parking within the Site. Swept Path Analysis is also provided on Plan 4.3 showing that how cars can enter and leave the Site during full occupancy. Cars are allowed to enter the Site (15 minutes free of charge) for making turns leaving the Site during full occupancy. This enhances no queue back situation at the entrance of the Site so as to ensure smooth traffic on the local road.

Electric Charging Facilities

The electricity supply for the electric charging facilities is supported by the provisions of two 63A CLP meters. This can support 6 electric chargers for 6 parking spaces with 20kw each. The dimension of the electric charger with a pole mounting on ground is 1.3 m (H) x 0.6m(W) x 0.215m (D) (Plan 3.1). The electric chargers are installed and mounted on the ground on the locations as shown on Plan 3.1.

Transformer Rooms

Two transformer rooms (with dimension of 2.44m (L) x 2.44m (W) x 2.44 (H) are located at the proposed locations as shown on Plan 3.1. The transformer rooms are the enclosed containers for the installation of CLP meter boxes.

Poles supporting Solar Panels

Poles with dimension of 100mm x 100 mm made of iron will be installed and mounted on the ground according to the locations as shown on Plan 3.2 to support the solar panels (A and B) which are 3m above the ground.

Solar Panels

The maximum coverage of solar panels A and B is less than 150m² each. The total coverage of the solar panels are less than 300 m².

Signage

Digital signage will be installed facing Ting Kok Road to display the number of available parking spaces (both for parking and electric charging) within the Site.

5. The Site and Its Surroundings

5.1 The Site

The Site is currently vacant (Site photos on Plan 5.2). The Site occupies an area of about 463m² (Private Land) without any encroachment onto any Government Land. The south eastern portion of Lot 1612 is used for local road purpose (Plan 2). This small portion of land is not included in the area of the subject Site.

5.2 Existing Container within the Site area

There is one existing container within the Site at the moment. However, all these existing container and abandoned canopy will be removed upon the implementation of the proposed uses.

5.3 Drainage Report

A drainage report will be submitted to the TPB for consideration upon the planning approval of the subject Application. As advised by the drainage consultant 1m buffer should be allowed along the periphery of the Site to allow sufficient space for the implementation of the drainage facilities. Sufficient room is allowed in our design stage to cater for such need.

5.4 Surroundings of the Site

The Site is located in the center of the “REC” zone in the area. The Site is accessible by a local road linking onto Ting Kok Road (Plan 2). The Site is surrounded by over 1000 numbers of small houses scattered in the nearby villages (i.e. Ting Kok village near Shan Liu Road, Lo Tze Tin village at the north west and Lung Mei Village at the east of the Site.

Buses and minibus stop and taxi stand are available on Ting Kok Road. There is a traffic light at end of the local road fronting onto Ting Kok Road. With this provision of the traffic light, it controls the traffic coming out from the local road onto Ting Kok Road in a good manner.

There are two public car parks (Lung Mei Beach Public Carpark (Plan 1) and Tai Mei Tuk Public Carpark with bus terminus) in the area nearby.

Application No. A/NE-TK/783 in DD 17 and DD 29 Ting Kok Road for temporary barbecue site and car park for a period of 3 years was approved by the TPB on 12.1.2024. However, the provision of EV charger was not included in the application (No. A/NE-TK/783). It was recently found that there are 6 parking spaces with EV charging facilities at the site under Application No. A/NE-TK/783. Numbers of applications for Extension of Time (EOT) were granted due to delay in compliance of planning approval conditions.

Similar applications Nos. A/TK-NE/780 (at Lot 1604sB, 1604 sC RP in DD 17) and A/TK-NE/835 (at Lot 1610RP in DD 17) in the vicinity of the subject Site were approved by the TPB with conditions on 25.8.2023 and 4.7.2025 respectively. Application No. A/NE-TK/775 located at Lots 1657(part), 1658(part), 1663 RP(part) and 1676(part) in D.D 17 Ting Kok was approved on 22.9.2023 and revoked by the TPB on 22.9.2024 due to failure on compliance with planning approval conditions.

6. Development Proposal

6.1 Temporary Public Vehicle Park

10 number of public vehicle park is provided within the Site with only 6 parking space with EV charging facilities. The remaining 4 parking spaces will be used either for monthly parking and hourly parking or the waiting parking space for on queue vehicles for electric charging within the Site.

6.2 Operation Hour

The operation of the proposed temporary public vehicle park is 24 hours (Mondays to Sundays including public holidays)

6.3 Electric Charging Facilities

The electric charging facilities will be mounted on the ground at the location as shown on Plan 3.1. The location of the electric charging poles will not affect the maneuvering spaces within the Site.

6.4 Solar Panels

Two solar panels of less than 150m² each are provided within the Site. The poles (100mm x 100mm each) supporting the solar panel are made of iron to support each panel.

6.5 Stop Bar and Signage

Stop bar with provision of electronic payment will be installed at the appropriate location at the entrance of the Site for vehicles entering and leaving the Site. Signage will be posted facing Ting Kok Road to update the availability of parking and EV charging within the Site. Vehicles are also allowed to enter the Site for maximum of 15 minutes (free of charge) in order to make a turn leaving the Site during full occupancy in order to avoid queue back situation on the local road.

6.6 Drainage Facilities

Drainage proposal covering the whole Site will be submitted to the satisfaction of Drainage Services Department (DSD) or of the TPB upon the approval of this planning application.

6.7 Fire Safety Installation Facilities

Appropriate fire safety installation facilities will be installed within the Site for fire safety purpose to the satisfaction of the Fire Services Department (FSD), or the TPB upon the approval of this planning application.

7. Justifications

- 7.1 The current application only comprises of 10 parking spaces with 6 parking space with electric charging facilities. Other approved public vehicle park previously approved by the TPB in the vicinity of the subject Site are mostly for monthly parking without EV charging. The proposed vehicle park could meet the increasing demand of electric vehicles which are largely promoted and in line with the Government policy;
- 7.2 The proposed provision of solar panels is also in line with Government policy on sustainability on energy saving resources;
- 7.3 Unlike other proposed public vehicle park in the vicinity, the parking space with EV charging facilities could enhance the desire and needs of car owners to change their cars from fuel vehicles to electric vehicles. It is observed that the number of electric vehicles is restricted by the lack of EV charging facilities in the area. The provision of EV charging parking space at the Site could therefore meet the needs of car owners of local residents and visitors;

- 7.4 In a further vicinity of the Site (Application No. A/NE-TK/783 refers), there are only 6 public parking spaces with EV charging facilities. However, these EV charging facilities do not form part of the application (i.e. No. A/NE-TK/783). The current application of the Site for proposed temporary public vehicle park with EV charging can meet the increasing demand for EV charging facilities in the area;
- 7.5 Similar applications for proposed temporary vehicle park were approved by the TPB previously in the vicinity of the Site. There is no adverse traffic impact on the local road so far. The approval of this application will not accumulate the traffic impact to the surroundings taking into account most of the parking spaces approved under similar applications are used for monthly parking. The trip rate of vehicles generated from monthly parking and hourly parking (for EV charging) differs;
- 7.6 The trip rate generated from the proposed 10 public vehicle parks within the Site is considered insignificant. Adverse traffic impact should not be anticipated. Also, there is sufficient space within the Site for vehicles entering and leaving the Site even during the full occupancy. As such, no queue back situation/blocking of local road will be anticipated at the entrance of the Site;
- 7.7 The erection of poles for EV charging and the supporting poles for the solar panels will not affect the maneuvering space within the Site. Swept path analysis as shown on Plan 4.1, 4.2 and 4.3 has already proven that the poles will not affect the turning space of vehicles within the Site;

- 7.8 The provision of EV charging facilities at the Site could meet the increasing demand to meet the needs of car owners of local residents as well as weekend visitors in the area;
- 7.9 The applicant will submit the drainage proposal and the fire safety installation proposal to support the current application upon approval of the application to the satisfaction of DSD, FSD and the TPB; and
- 7.10 The subject Site is zoned for “REC”, the provision of EV charging parking space could attract more visitors who own electric cars willing to visit Tai Mei Tuk as they can enjoy their day trip (participating in hiking, biking and eating activities) and charge their electric vehicles at the same time.

8. Plans

Plan 1 – Location Plan

Plan 2 – Site Plan

Plan 3.1 – Layout Plan

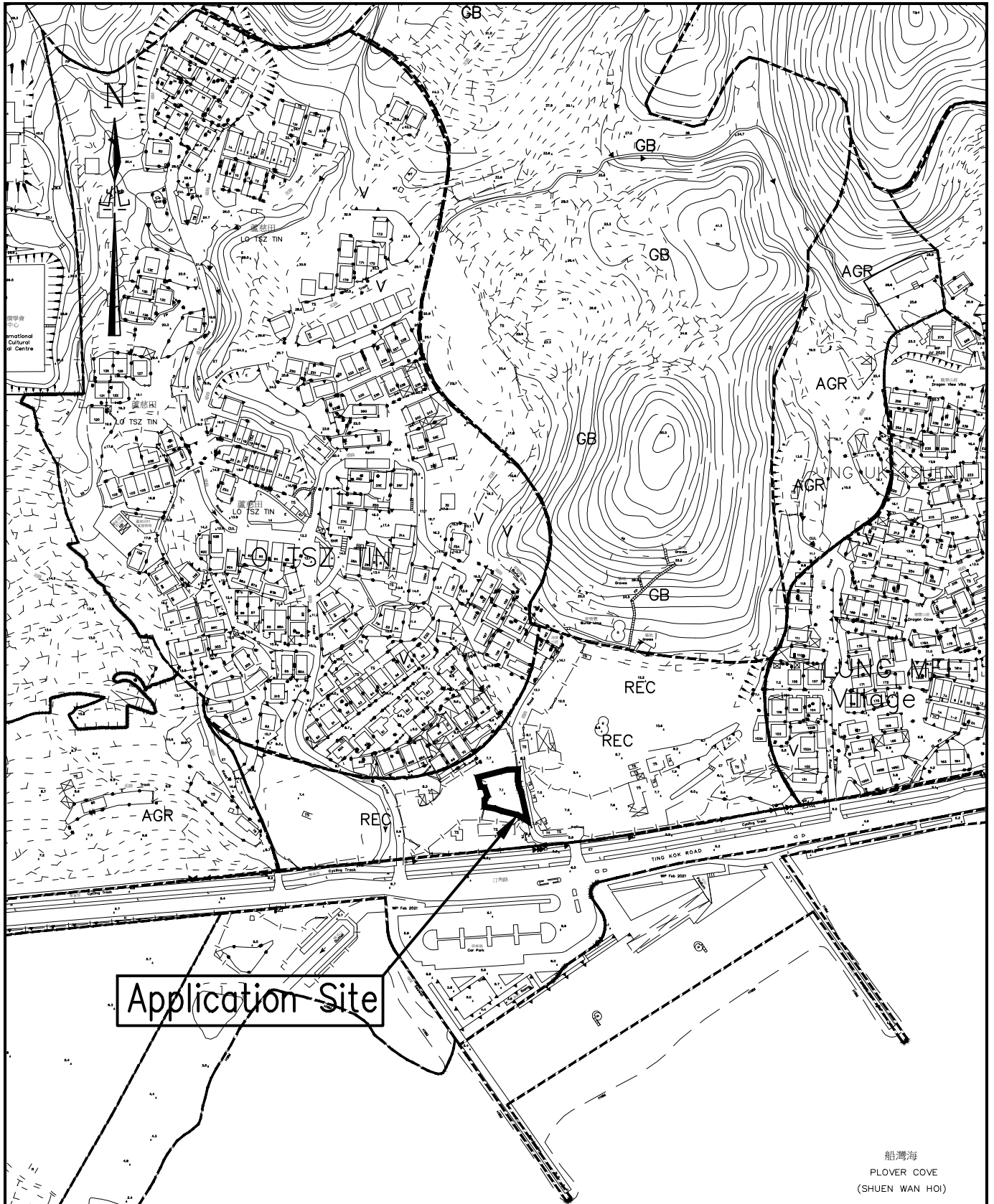
Plan 3.2 – Layout Plan (Solar Panel)

Plans 4.1 & 4.2- Swept Path Analysis Plan within the subject Site

Plan 4.3 – Vehicle entering and leaving the Site (full parking situation)

Plan 5.1 – Site Photo (View Points)

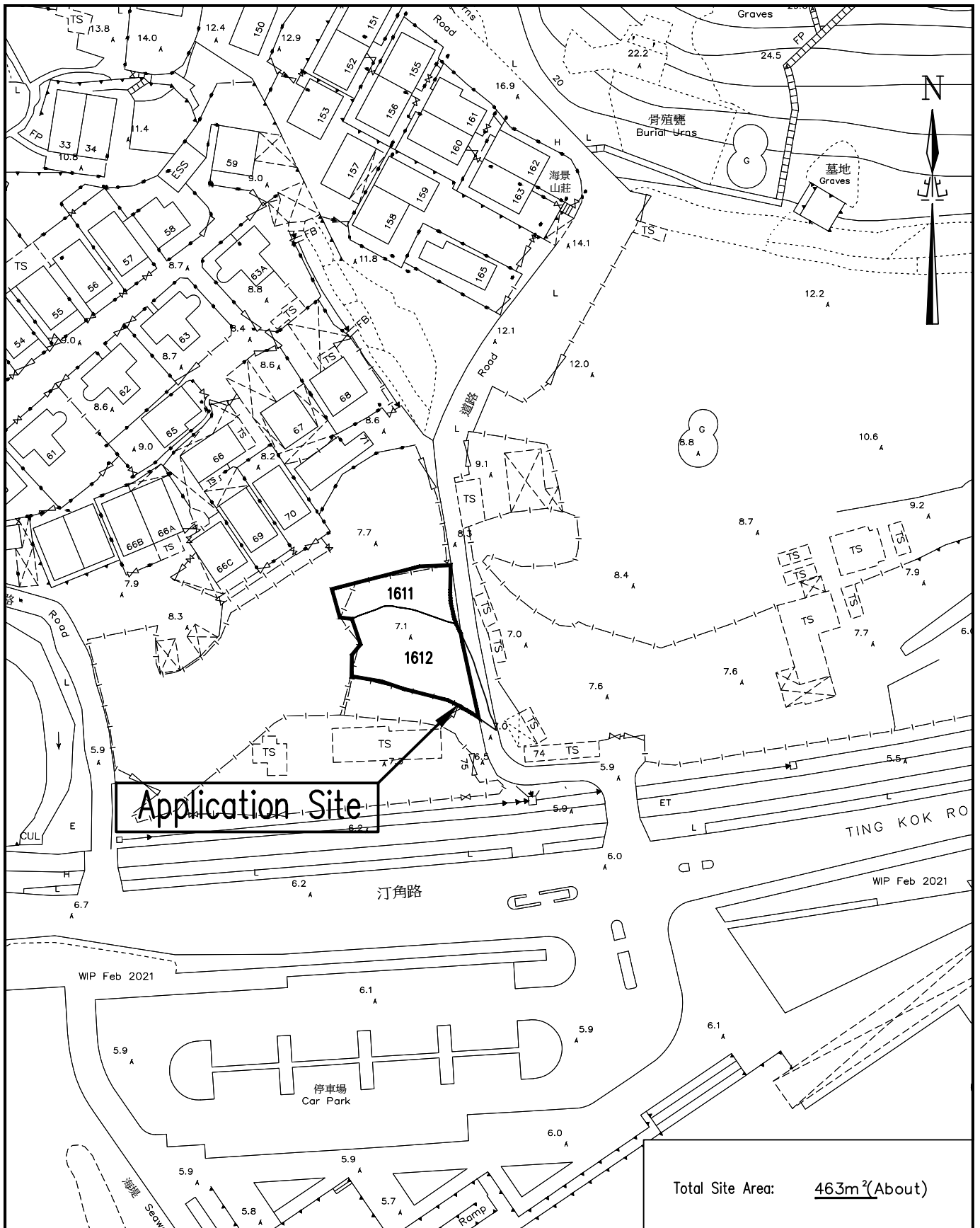
Plan 5.2 – Site Photos



船灣海
PLOVER COVE
(SHUEN WAN HOI)

Extracted from Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19

<p>NOT TO SCALE</p>	<p>Location Plan</p> <p>Proposed Temporary Public Vehicle Park (Taxis and Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Solar Panels for a Period of 5 Years at Lot 1611 and 1612(part), Ting Kok, Tai Po New Territories</p>	<p>HELICON MA SURVEYING LIMITED</p>
<p>January 2026</p>		<p>Plan 1 (P 240403)</p>



NOT TO SCALE

Site Plan

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**Proposed Temporary Public Vehicle Park
(Taxis and Private Cars Only) with
Ancillary Electric Vehicle Charging Facilities
and Solar Panels for a Period of 5 Years at
Lot 1611 and 1612(part), Ting Kok, Tai Po
New Territories**

Plan 2
(P 240403)

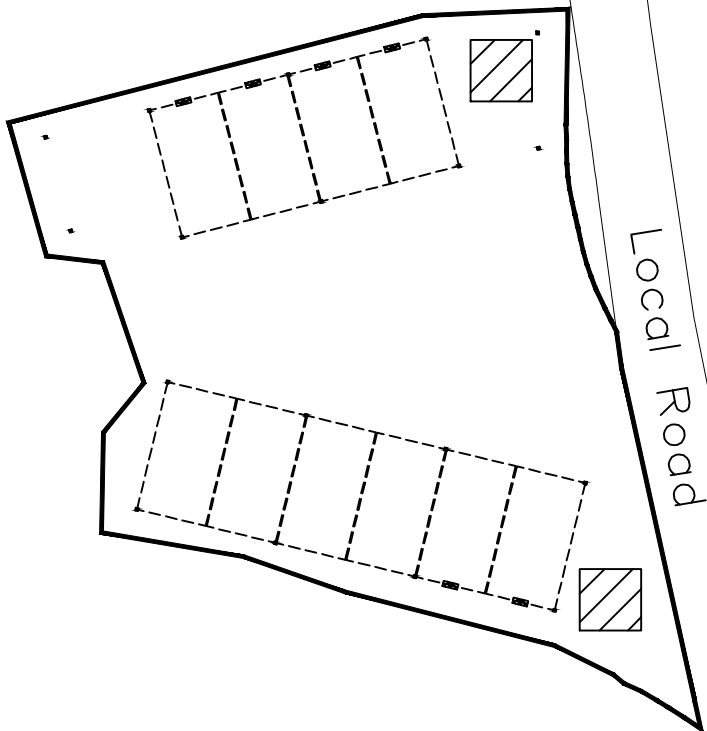
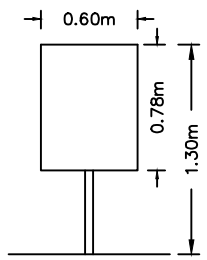






Photo of EV Charger:



LEGEND:	
	0.1M(W) x 0.1M(L) Solar Panel Support Pole
	2.8M(W) x 5.2M(L) Car Park Dimension
	2.44M(L) x 2.44M(W) x 2.44M(H) 63A Transformer Room Dimension
	1.3M(H) x 0.6M(W) x 0.215M(D) 20kW EV Charger Dimension

1:300

Layout Plan

**Proposed Temporary Public Vehicle Park
(Taxis and Private Cars Only) with
Ancillary Electric Vehicle Charging Facilities
and Solar Panels for a Period of 5 Years at
Lot 1611 and 1612(part), Ting Kok, Tai Po
New Territories**

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January 2026

Plan 3.1
(P 240403)

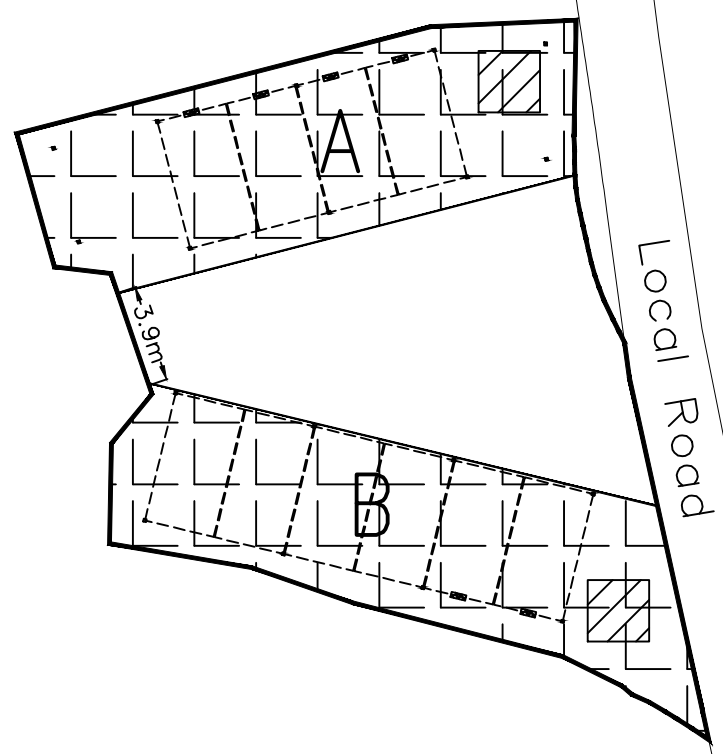
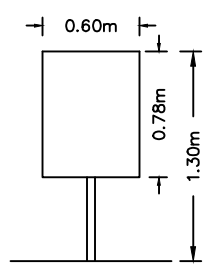


Photo of EV Charger:



LEGEND:

- 0.1M(W) x 0.1M(L) Solar Panel Support Pole
- (dashed) 2.8M(W) x 5.2M(L) Car Park Dimension
- ▨ 2.44M(L) x 2.44M(W) x 2.44M(H) 63A Transformer Room Dimension
- ▤ Solar Panel Cover A: 150.0 sq.m(about.)
Solar Panel Cover B: 150.0 sq.m(about.)
Solar Panel : 3.0m above ground
- ▧ 1.3M(H) x 0.6M(W) x 0.215M(D) 20kW EV Charger Dimension

1:300

Layout Plan (Solar Panel)

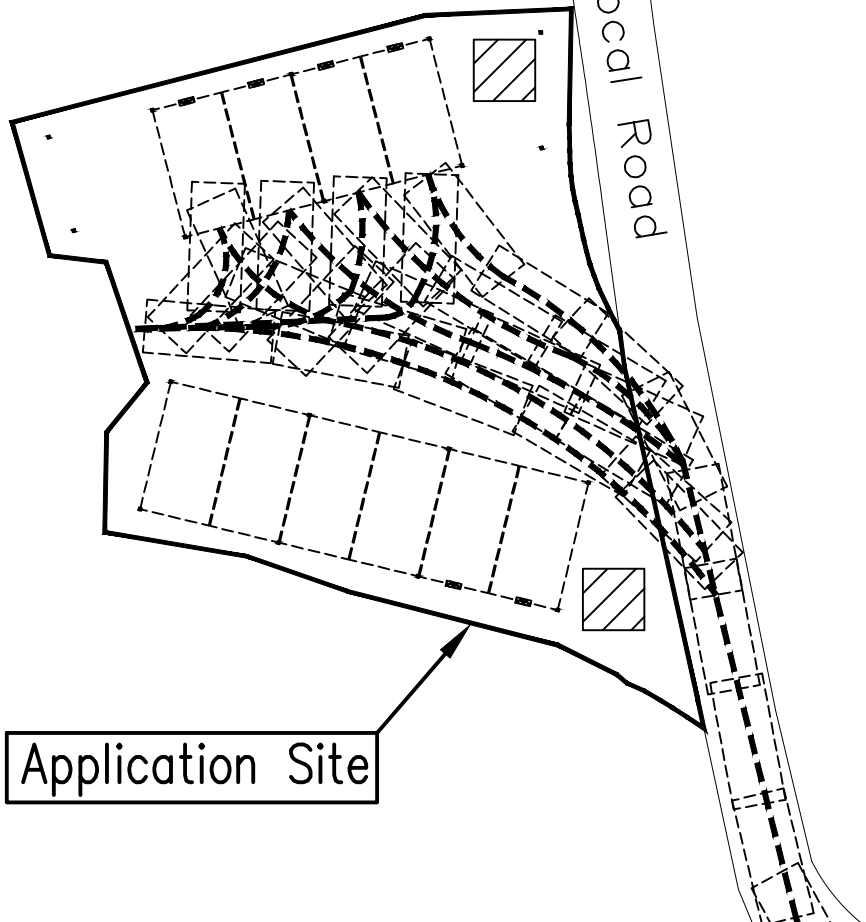
**Proposed Temporary Public Vehicle Park
(Taxis and Private Cars Only) with
Ancillary Electric Vehicle Charging Facilities
and Solar Panels for a Period of 5 Years at
Lot 1611 and 1612(part), Ting Kok, Tai Po
New Territories**

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January 2026

Plan 3.2
(P 240403)

Plan 3.2
(P 240403)



Application Site

LEGEND:

- 0.1M(W) x 0.1M(L) Solar Panel Support Pole
- 2.8M(W) x 5.2M(L) Car Park Dimension
- ▨ 2.44M(L) x 2.44M(W) x 2.44M(H)
63A Transformer Room Dimension
- ▩ 1.3M(H) x 0.6M(W) x 0.215M(D)
20kW EV Charger Dimension
- + Car Swept Path

1:300

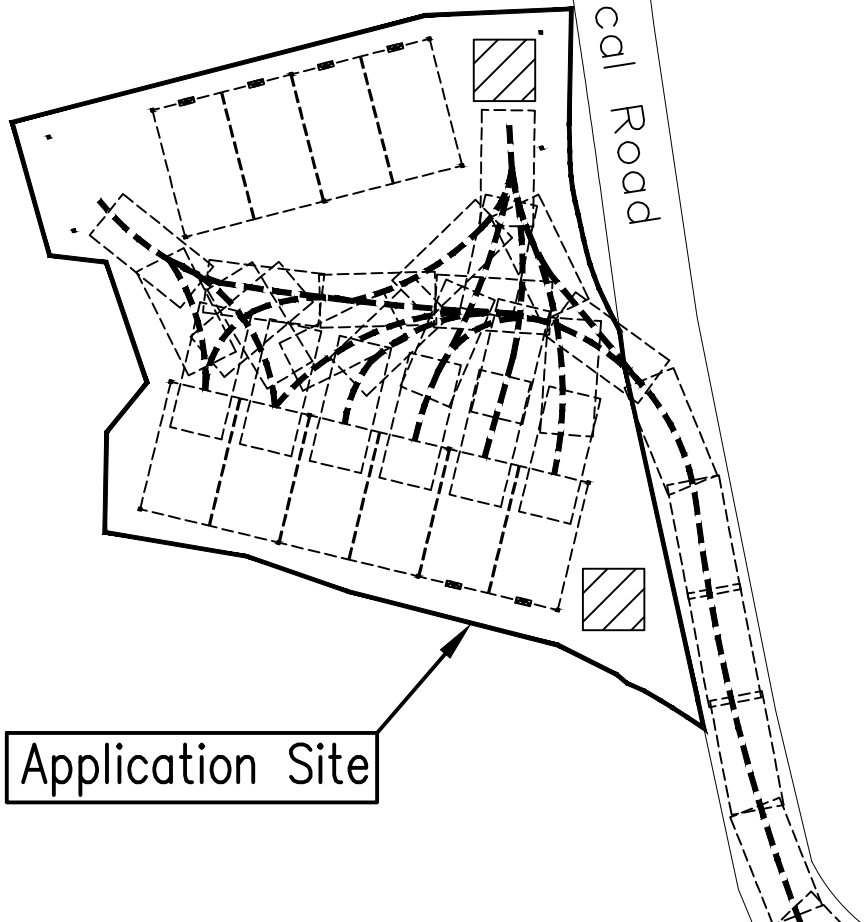
Swept Path Analysis Plan Within Subject Site

Proposed Temporary Public Vehicle Park
(Taxis and Private Cars Only) with
Ancillary Electric Vehicle Charging Facilities
and Solar Panels for a Period of 5 Years at
Lot 1611 and 1612(part), Ting Kok, Tai Po
New Territories

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January 2026

Plan 4.1
(P 240403)



Application Site

LEGEND:	
■	0.1M(W) x 0.1M(L) Solar Panel Support Pole
□ (dashed)	2.8M(W) x 5.2M(L) Car Park Dimension
▨ (hatched)	2.44M(L) x 2.44M(W) x 2.44M(H) 63A Transformer Room Dimension
□ (cross-hatched)	1.3M(H) x 0.6M(W) x 0.215M(D) 20kW EV Charger Dimension
□ (dashed with arrows)	Car Swept Path

1:300

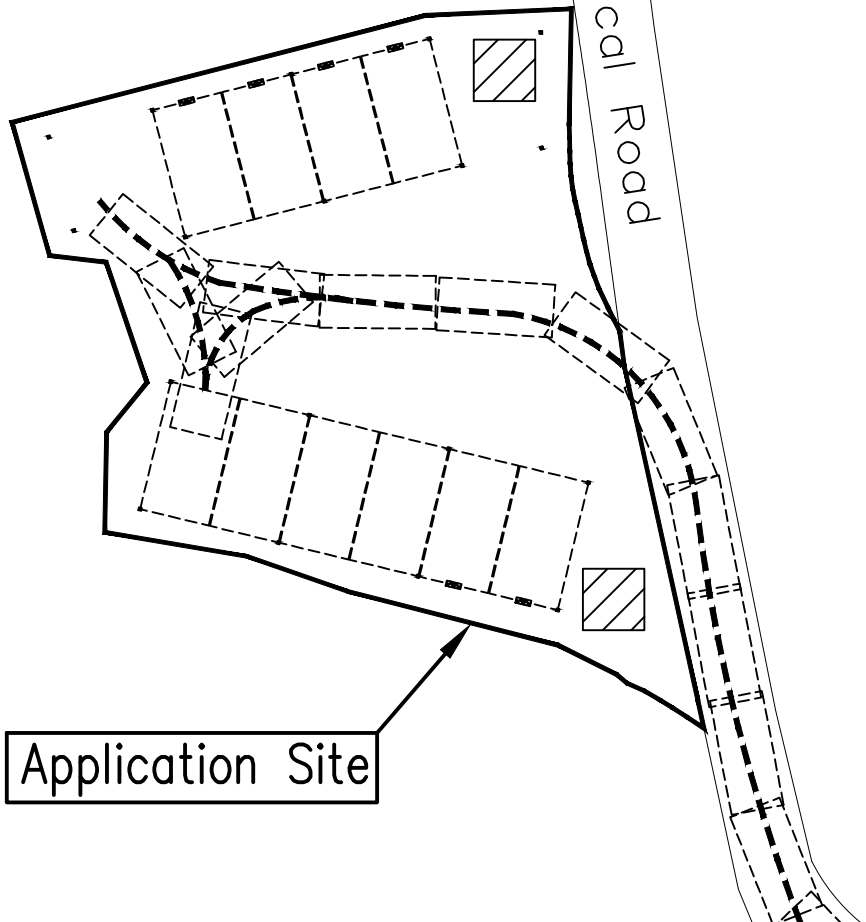
January 2026

**Swept Path Analysis Plan
Within Subject Site**

**Proposed Temporary Public Vehicle Park
(Taxis and Private Cars Only) with
Ancillary Electric Vehicle Charging Facilities
and Solar Panels for a Period of 5 Years at
Lot 1611 and 1612(part), Ting Kok, Tai Po
New Territories**

HELICON MA
SURVEYING LIMITED

Plan 4.2
(P 240403)



Application Site

LEGEND:

- 0.1M(W) x 0.1M(L) Solar Panel Support Pole
- 2.8M(W) x 5.2M(L) Car Park Dimension
- ▨ 2.44M(L) x 2.44M(W) x 2.44M(H)
63A Transformer Room Dimension
- ⊞ 1.3M(H) x 0.6M(W) x 0.215M(D)
20kW EV Charger Dimension
- - - - - Car Swept Path

1:300

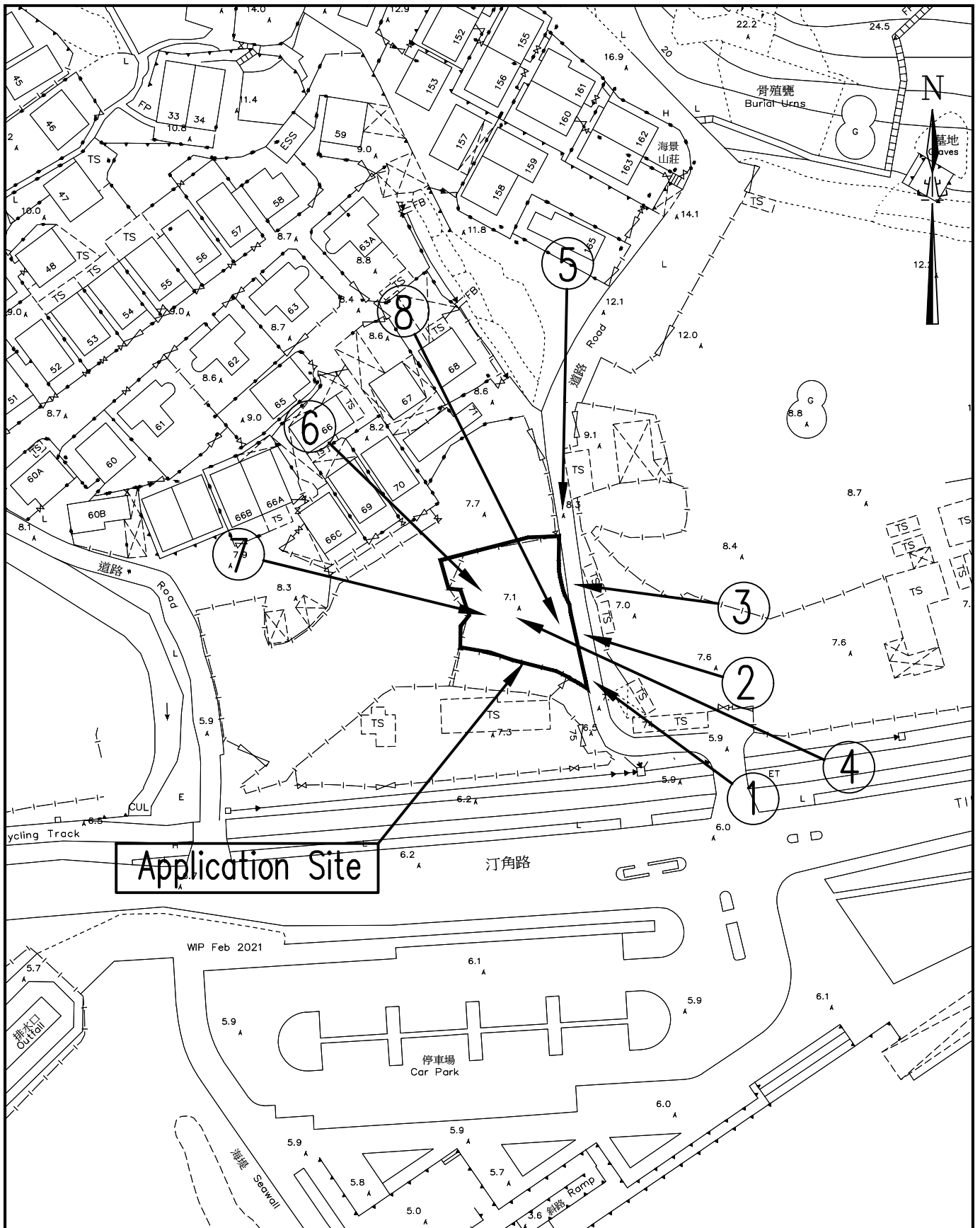
Vehicle entering and leaving the site (full parking situation)

HELICON MA SURVEYING LIMITED

January 2026

Proposed Temporary Public Vehicle Park (Taxis and Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Solar Panels for a Period of 5 Years at Lot 1611 and 1612(part), Ting Kok, Tai Po New Territories

Plan 4.3
(P 240403)



Application Site

Site Photo (View Points)

Proposed Temporary Public Vehicle Park
(Taxis and Private Cars Only) with
Ancillary Electric Vehicle Charging Facilities
and Solar Panels for a Period of 5 Years at
Lot 1611 and 1612(part), Ting Kok, Tai Po
New Territories

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SURVEYING LIMITED

NOT TO SCALE

January 2026

Plan 5.1
(P 240403)



Photo (1)



Photo (2)



Photo (3)



Photo (4)



Photo (5)



Photo (6)



Photo (7)



Photo (8)