



**LCH Planning and Development**  
Consultants Limited

Our Ref.: PD2502001/03  
Your Ref.: TPB/A/SK-PK/310

23 October 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) and Eating Place with**  
**Ancillary Electric Vehicle Charging Facilities and Solar Panels for a Period of 3 Years**  
**at Lots 333 S.B RP, 346, 348 RP, 349 RP and 350 in D.D. 221,**  
**Tai Mong Tsai Road, Sai Kung, New Territories**

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

Based on the latest design, an additional of a one-storey toilet (of about 4 sq. m. and not more than 2.5m) will be provided in the Site and the solar panels are expected to cover all the 7kW/200kW batteries. Hence, it is proposed the gross floor area will be increased to about 636 sq. m. (+8.3%), the plot ratio will be increased to about 0.45 (+9.7%) and the site coverage will be increased to about 45% (+9.7%).

Please find attached the response to comments to departmental comments and the corresponding replacement pages of Application Form and Supplementary Planning Statement.

Should you require further information or have any queries, please feel free to contact the undersigned or our Larissa Wong at [REDACTED]

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

**Junior Ho** *RPS RPP*

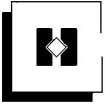
Director

Encl.

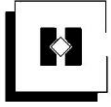
c.c. the Applicant

- Appendix 1 - Response to Comments Table

[REDACTED]



- Annexes 1a and 1b - Site photos
- Annex 2 - Revised Layout Plan
- Annex 3 - Revised Swept Path Analysis
- Annex 4 - Sightline Analysis
- Appendix 2 - Replacement Pages of Application Form
- Appendix 3 - Replacement Pages of Planning Statement



# **APPENDIX 1**

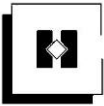
## **RESPONSE TO DEPARTMENTAL COMMENTS TABLE**



Section 16 Planning Application No. A/SK-PK/310

Response to Departmental Comments Table

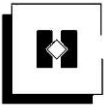
No.	Comments Received	Our Responses
<i>A. Comments from Chief Town Planner/Urban Design and Landscape, Planning Department received via email dated 9.10.2025</i> <i>Subject Officer: Mr. OR Chun Hin, Justin (T: [REDACTED])</i>		
1.	Existing trees are found within the Site, but no trees information/ proposed treatment is provided in the application; and	As shown in <b>Annexes 1a and 1b</b> , all trees are falling outside of the boundary of the Application Site (the Site). No trees will be removed in the Site, and hence no mitigation measures are required.
2.	To facilitate the Town Planning Board's consideration on the application, a broad brush survey on existing landscape resources including tree/vegetation of dominant species and a landscape proposal with their proposed treatment and mitigation measures included, may be required to demonstrate if there is any landscape impact caused by the applied use.	
<i>B. Comments from Environmental Protection Department received via email dated 9.10.2025</i> <i>Subject Officer: Mr. LI Chun Leung, Alan (T: [REDACTED])</i>		
1.	It is noted that an eating place (i.e. Cafe) would be provided within the proposed temporary use. Please clarify whether toilet facilities would be provided and advise the proposed arrangement for collection, handling and disposal of the wastewater generated from the temporary use (e.g. wastewater from the cafe, toilet facilities, etc); and	<p>A toilet will be provided at the Site for the use of users of the Site. Revised layout plan is at <b>Annex 2</b>.</p> <p>The applicant will strictly follow the "Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs) 1/23" when designing the on-site sewage system within the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly to ensure no overflowing of sewage at the Site.</p> <p>Adequate sewerage facilities will also be provided to ensure proper collection, treatment and disposal of wastewater generated.</p>



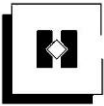
No.	Comments Received	Our Responses
		The Proposed Development will also adopt the mitigation measures in compliance with the “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential adverse environmental impact to the surroundings.
2.	Please clarify whether the application site would be properly paved / hard-surfaced to avoid fugitive dust impact to the surroundings due to vehicle movement.	The Site will be hard paved to avoid fugitive dust impact to the surroundings caused by the Proposed Development.
<b><i>C. Comments from Transport Department received via email dated 15.10.2025 Subject Officer: Mr. KWONG Siu Ming, Kelvin (T: [REDACTED])</i></b>		
1.	Please note that the vehicular access may affect bus operation at the proposed bus layby under the Hiram's Highway Improvement Stage 2 (HH2) project. Please review the proposed access arrangement, and propose practical measures to ensure smooth bus operation;	Comments noted. The Proposed Development is temporary in nature. Noting the vehicular access may affect bus operation at the proposed bus layby under the HH2 project, should there be any interfacing issue in the future, the applicant will actively liaise with Transport Department, Highways Department and coordinate with the HH2’s contractor to adjust the ingress/egress to the Site if necessary.
2.	It is noted that there is a strip of land between the application site and the footpath along Tai Mong Tsai Road. Please advise the arrangement in the vehicular access control on that strip of land;	Run-in of the Site is currently available and road improvement works for the proposed run-out on public road will be constructed and maintained by the applicant.  Hence, it is expected vehicles are only available to enter/leave the Site from the designated vehicular access proposed under this application, which will not affect the strip of between the Application Site and Tai Mong Tsai Road.



No.	Comments Received	Our Responses
3.	Left-in / left-out arrangement should be implemented for the vehicular access, relevant traffic management measures should be proposed;	Road improvement works (e.g. installation of traffic signs) will be provided to remind drivers not to turn right to/from the Site on the public road, Tai Mong Tsai Road, and the Site is only available to enter/leave from the left on the public road.
4.	The drawings submitted should be scaled drawings;	Comment noted, revised swept path analysis is at <b>Annexes 3</b> .
5.	Please provide the sight distance at the proposed vehicular access; and	As shown in <b>Annex 4</b> , the sight distance at the proposed vehicular access is not less than 50m (i.e. about 50m from run-in and about 55m from run-out respectively), which meets the minimum sight-distance requirement of 50m as stated in the Vol. 7 of the Transport Planning and Design Manual. Thus, adequate visibility can be provided from vehicles both driving in from Tai Mong Tsai Road and driving out from the Application Site.
6.	Please advise the measures to ensure vehicles to use the proposed vehicular access.	The Site will be fenced off and vehicles are only available to enter/leave the Site from the designated vehicular access proposed under this application.
<b><i>D. Comments from Fire Services Department received via email dated 15.10.2025</i></b> <b><i>Subject Officer: Mr. LI Chi Fung (T: [REDACTED])</i></b>		
1.	In consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval;	Comments noted. Upon approval of this application, the applicant is committed to submit and implement the FSI proposal to ensure the fire safety aspect of the proposed use.
2.	The applicant should also be advised as follows:	



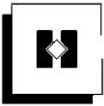
No.	Comments Received	Our Responses
	<ol style="list-style-type: none"><li>i. The layout plans should be drawn to scale and depicted with dimensions and the nature of occupancy;</li><li>ii. The location of the proposed FSIs to be installed should be clearly marked on the layout plans; and</li></ol>	
3.	The applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans.	Noted.
<b><i>E. Comments from Environment and Ecology Bureau received via email dated 20.10.2025</i></b> <b><i>Subject Officer: Mr. FONG Yiu Sang, Vincent (T: [REDACTED])</i></b>		
4.	It is noted from Section 3.5.1 of the Planning Statement that the applicant proposed to provide 36 private car (PC) parking spaces. 10 of them will be 200kW charging points and the remaining will be 7kW charging points. Please amend Figure 4 in "A_SK-PK_310_Plans" accordingly to reflect the above EV charger information;	All the 7kW and 200kW charging points will be shared by two parking spaces. Hence, only 18 chargers will be installed in the Site.
5.	To echo with the latest version of Ch.8 of HKPSG about EV charging facilities and to support the Government's policies in promoting the wider adoption of EVs, the applicant is suggested to comply with the relevant requirement of HKPSG, i.e., EV chargers with output power of not less than 7kW (i.e. medium chargers) should be installed in all parking spaces for private cars, light goods vehicles and motorcycles of the subject site. Please clarify whether each of the PC parking spaces of the subject site could be provided with at least 7kW EV charging simultaneously (i.e. when all PC parking spaces are occupied by e-PCs and are re-charging at the same time, each of the parking	A dynamic load management system (DLMS) will be used to redistribute power from the fast chargers' excess capacity to the medium charger group. In this case, an integrated charging system will be adopted where all chargers share a common electrical controller, allowing surplus power to be redirected. The Applicant will further consult with CLP Power to upgrade the service connection, ensuring that there would be sufficient power to be provided for all PC parking spaces when they are being occupied and recharged at the same time.  Hence, it is believed that when all PC parking spaces are occupied by e-PCs and are re-charging at the same time, each of the PC



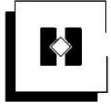
No.	Comments Received	Our Responses
	spaces could still be provided with at least 7kW EV charging.); and	parking spaces could still be provided with at least 7kW EV charging.
6.	The Government announced the Green Transformation Roadmap of Public Buses and Taxis in December 2024 and will provide support to realise the target of introducing about 3 000 electric taxis by end-2027. A comprehensive fast charging network is needed to effectively support the operations of electric taxis and achieve the aforesaid target. In this connection, we recommend that the applicant consider installing some fast chargers with a rated output power of 100kW or higher at the subject site and open up a certain number of charging spaces for electric commercial vehicles for use, e.g. electric taxis and electric light goods vehicles.	The applicant will take into account the recommendation provided by the Environment and Ecology Bureau.
<b><i>F. Comments from Lands Department received via email dated 20.10.2025 Subject Officer: Mr. FONG Yiu Sang, Vincent (T: [REDACTED])</i></b>		
7.	The application site falls on 5 private lots. The private lots are Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;	Noted.
8.	The private lots included in the application are not covered by Short Term Waiver;	Upon approval of this planning application, Short Term Waiver will be applied to Lands Department for erection of structures at the Site.
9.	The applicant should remove the unauthorized structures currently erected on the application site;	Noted.
10.	The proposed ingress and egress for vehicles are blocked by Simplified Temporary Land Allocation (STLA-TSK 167) which	Noted, should there be any interfacing issue with the HH2 project in the future, the applicant will actively liaise with Transport



No.	Comments Received	Our Responses
	was allocated to HyD for dualling of Hiram's Highway from Marina Cove to Sai Kung Town (i.e. Hiram's Highway Improvement Works Stage 2) until 31.12.2032 and maybe further extended;	Department and Highways Department and coordinate with the HH2's contractor to adjust the ingress/egress to the Site if necessary.
11.	Should planning approval be given to the subject planning application, the owners of the lots without Short Tem Waiver (STW) will need to apply to this office for an STW to permit the structures to be erected on site, if any. Given the proposed use is temporary in nature, only application for erection of temporary structures will be considered. The application will be considered by LandsD acting in the capacity as landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions as may be imposed by LandsD including the payment of fee as considered appropriate; and	Comment noted. Upon approval of this planning application, the existing structure near the ingress point of the Site will be removed and a Short Term Waiver application will be submitted for the structures proposed in the revised layout plan at <b>Annex 2</b> .
12.	The applicant should note that there is no guarantee to the grant of a right of way over government land to the application site or approval of vehicular or pedestrian access thereto. In case any Government land is found to have been unlawfully occupied or excavated, enforcement action in accordance with the Land (Miscellaneous Provisions) Ordinance (Cap. 28) will be taken by the Government.	Noted.
<b><i>G. Comments from Major Works of Highways Department received via email dated 21.10.2025 Subject Officer: Ms. LING Kin Lam, Catherine (T: [REDACTED])</i></b>		
13.	The applicant is reminded to ensure that their application site is located outside the boundary of the Hiram's Highway Improvement Stage 2 (HH2) project; and	Noted.

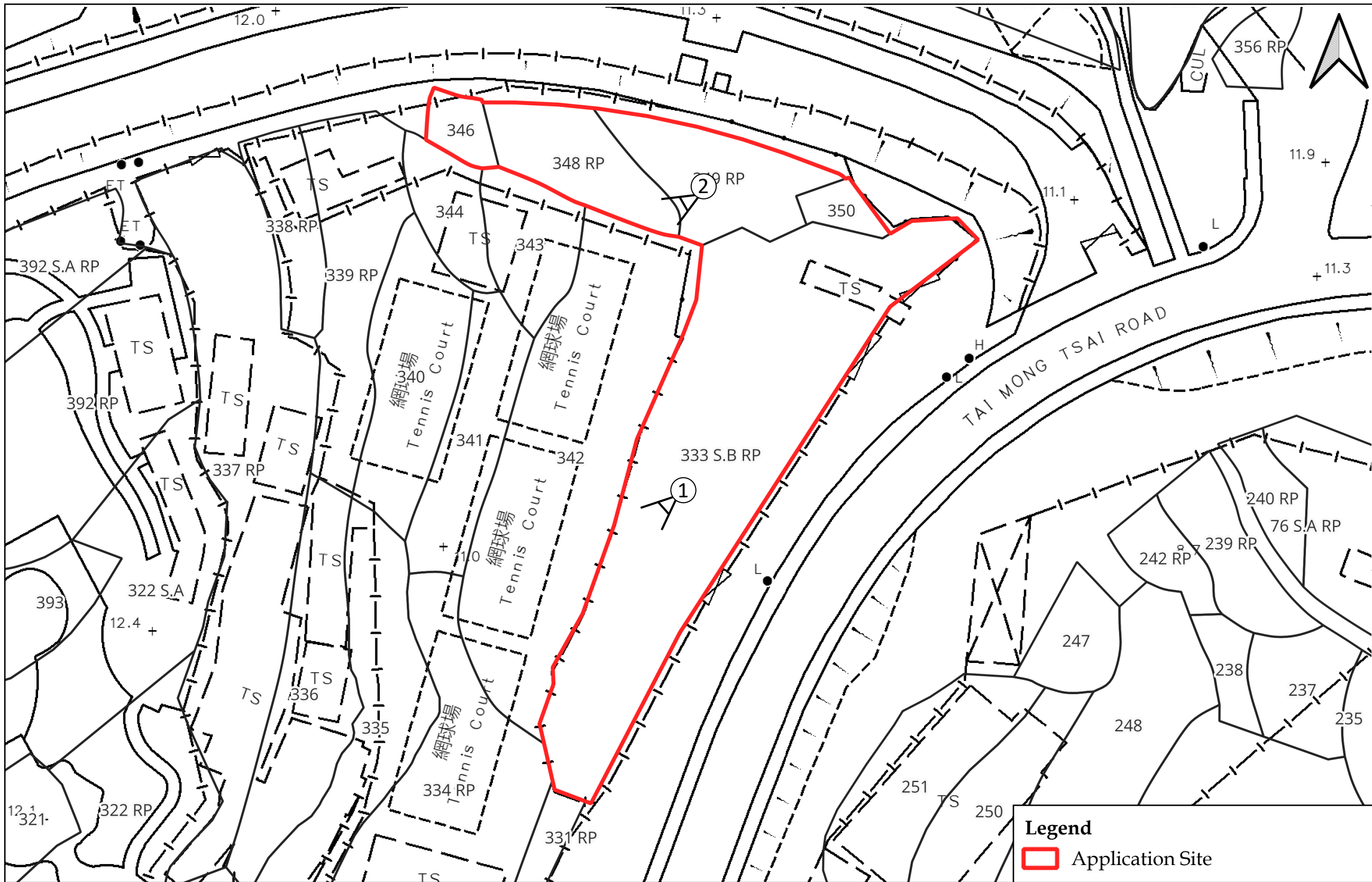


<b>No.</b>	<b>Comments Received</b>	<b>Our Responses</b>
14.	<p>Under the HH2 project adjacent to the application site, there will be road improvement works including construction of a bus lay-by, footpath, landscaping etc. The applicant is required to ensure that the vehicular access to the application site does not encroach upon or interfere with HH2's road and associated works. Additionally, the applicant should seek advice from the Highways Department and coordinate with the HH2's contractor regarding any activities related to the application that may impact the HH2 project.</p>	<p>Noted, the applicant is committed to ensure the vehicular access to the Site will not encroach upon or interfere with the HH2's project and associated works.</p> <p>Should there be any interfacing issue in the future, the applicant will actively liaise with Transport Department, Highways Department and coordinate with the HH2's contractor to adjust the ingress/egress to the Site if necessary.</p>



# **ANNEX 1**

## **SITE PHOTOS**



**LCH Planning and Development  
Consultants Limited**

Annex 1a: Location of Site Photos

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

Section 16 Application for Proposed Temporary Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facilities, Eating Place, Drivers Lounge and Solar Panels for a Period of 3 Years at Lots 333 S.B RP, 346, 348 RP, 349 RP and 350 in D.D. 221, Tai Mong Tsai Road, Sai Kung, New Territories

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



**Legend**

 Application Site



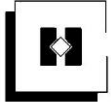
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Annex 1b: Site Photos

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

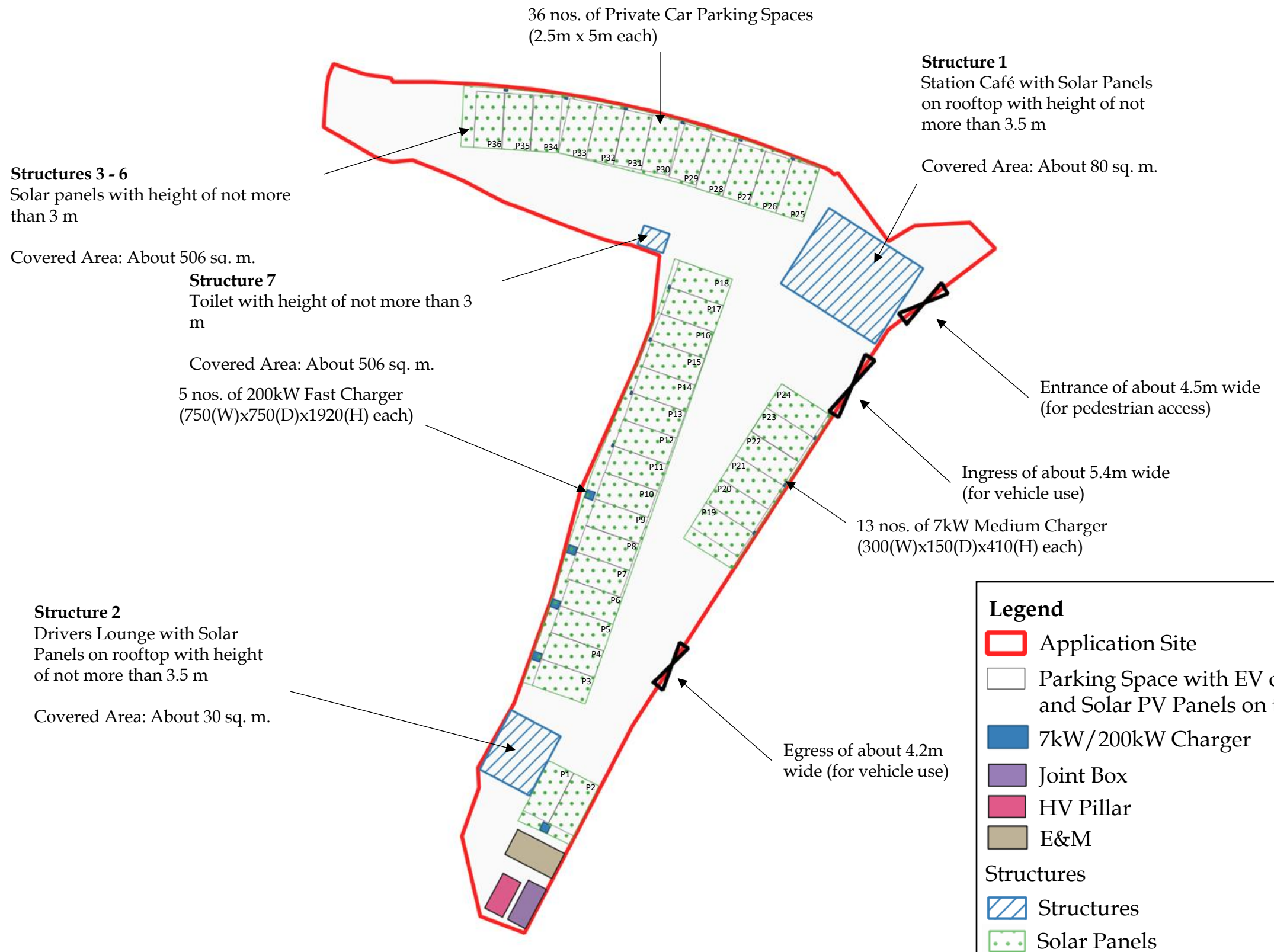
Section 16 Application for Proposed Temporary Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facilities, Eating Place, Drivers Lounge and Solar Panels for a Period of 3 Years at Lots 333 S.B RP, 346, 348 RP, 349 RP and 350 in D.D. 221, Tai Mong Tsai Road, Sai Kung, New Territories

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



## **ANNEX 2**

# **REVISED LAYOUT PLAN**



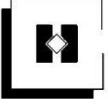
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Figure 4 : Revised Indicative Layout Plan

(For reference only. Not to scale.)

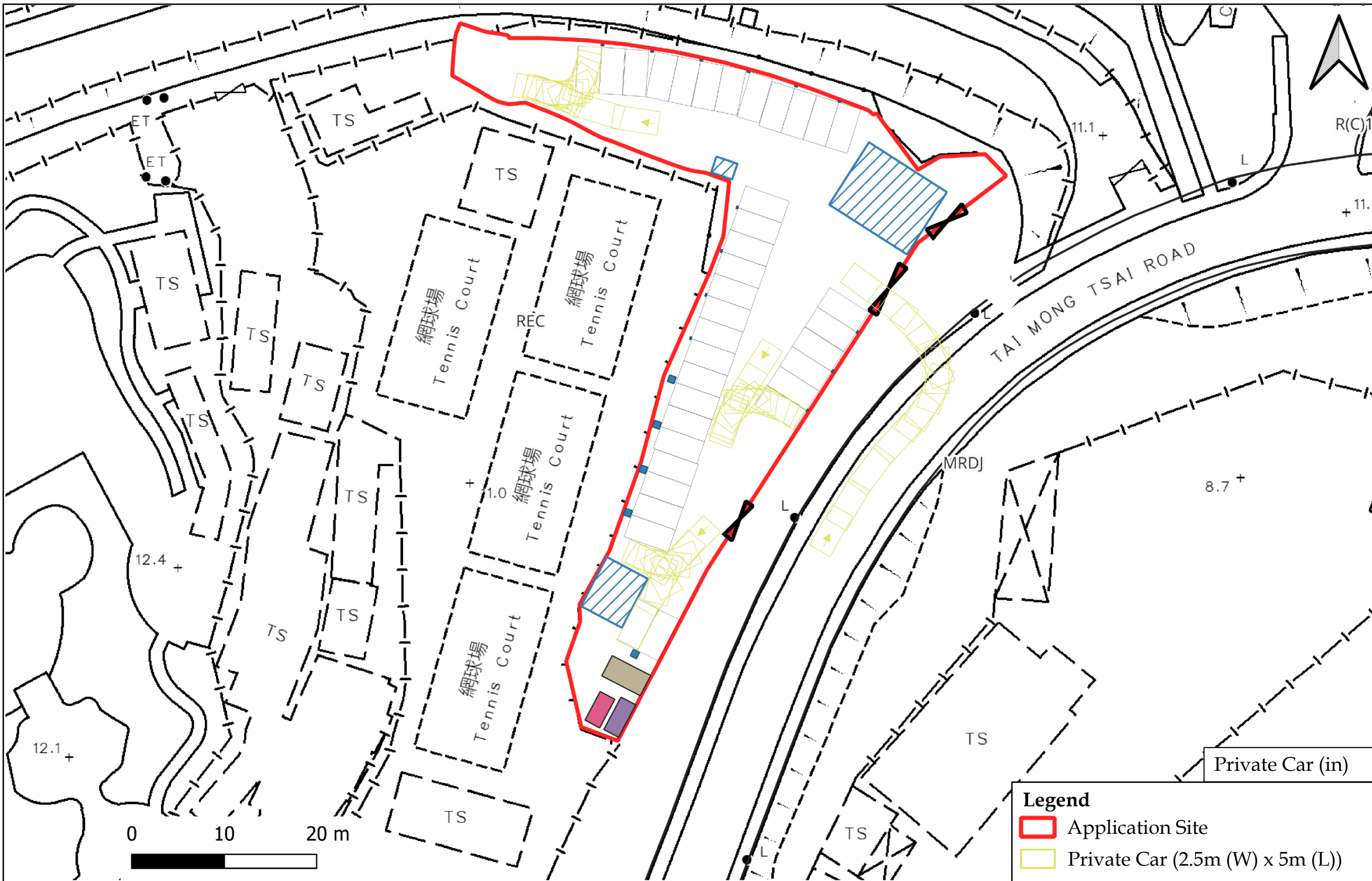
Section 16 Application for Proposed Temporary Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facilities, Eating Place, Drivers Lounge and Solar Panels for a Period of 3 Years at Lots 333 S.B RP, 346, 348 RP, 349 RP and 350 in D.D. 221, Tai Mong Tsai Road, Sai Kung, New Territories

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



## **ANNEX 3**

# **REVISED SWEEP PATH ANALYSIS**

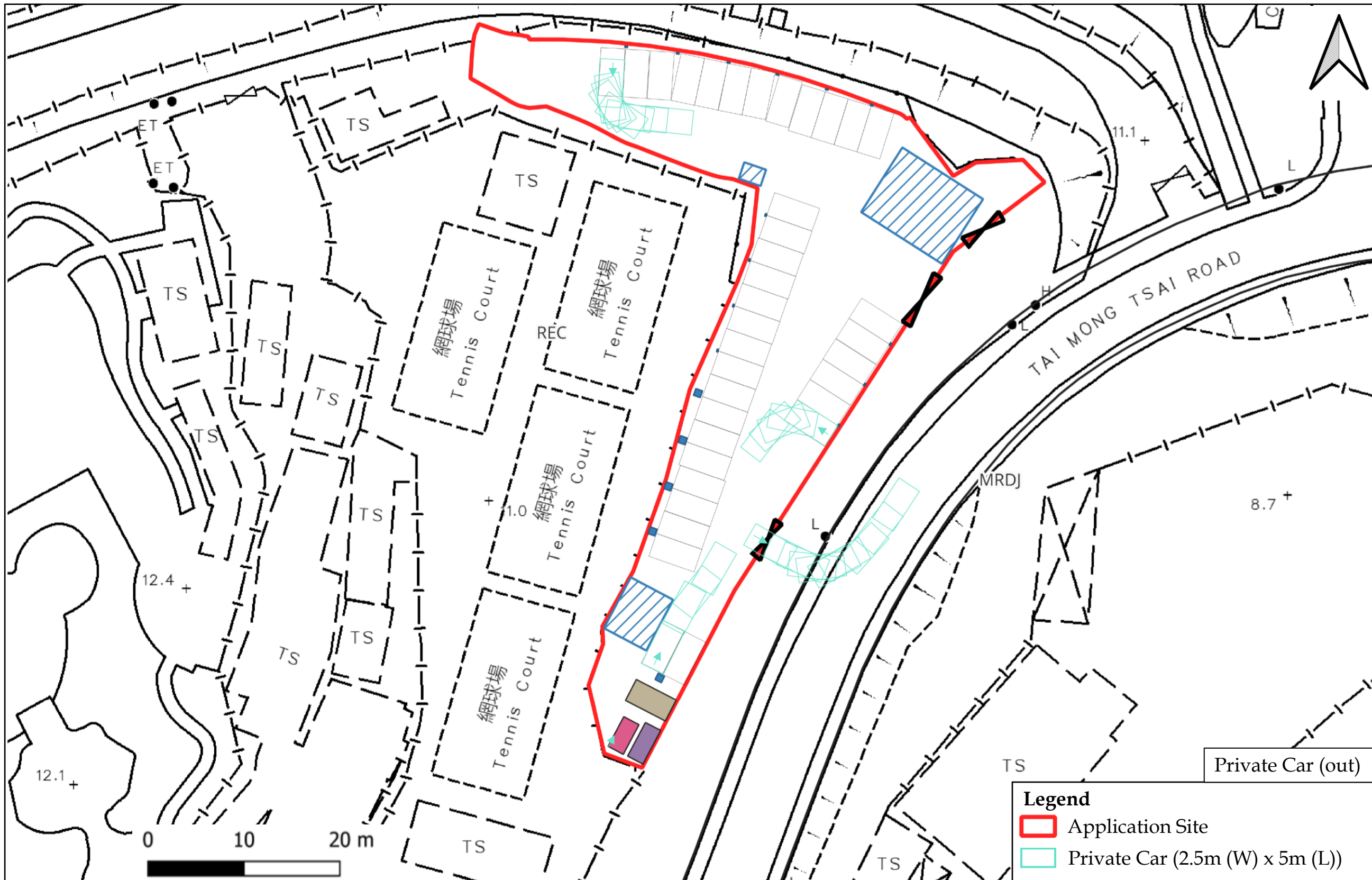


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Annex 1a: Swept Path Analysis

Section 16 Application for Proposed Temporary Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facilities, Eating Place, Drivers Lounge and Solar Panels for a Period of 3 Years at Lots 333 S.B RP, 346, 348 RP, 349 RP and 350 in D.D. 221, Tai Mong Tsai Road, Sai Kung, New Territories

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



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Annex 1b : Revised Swept Path Analysis

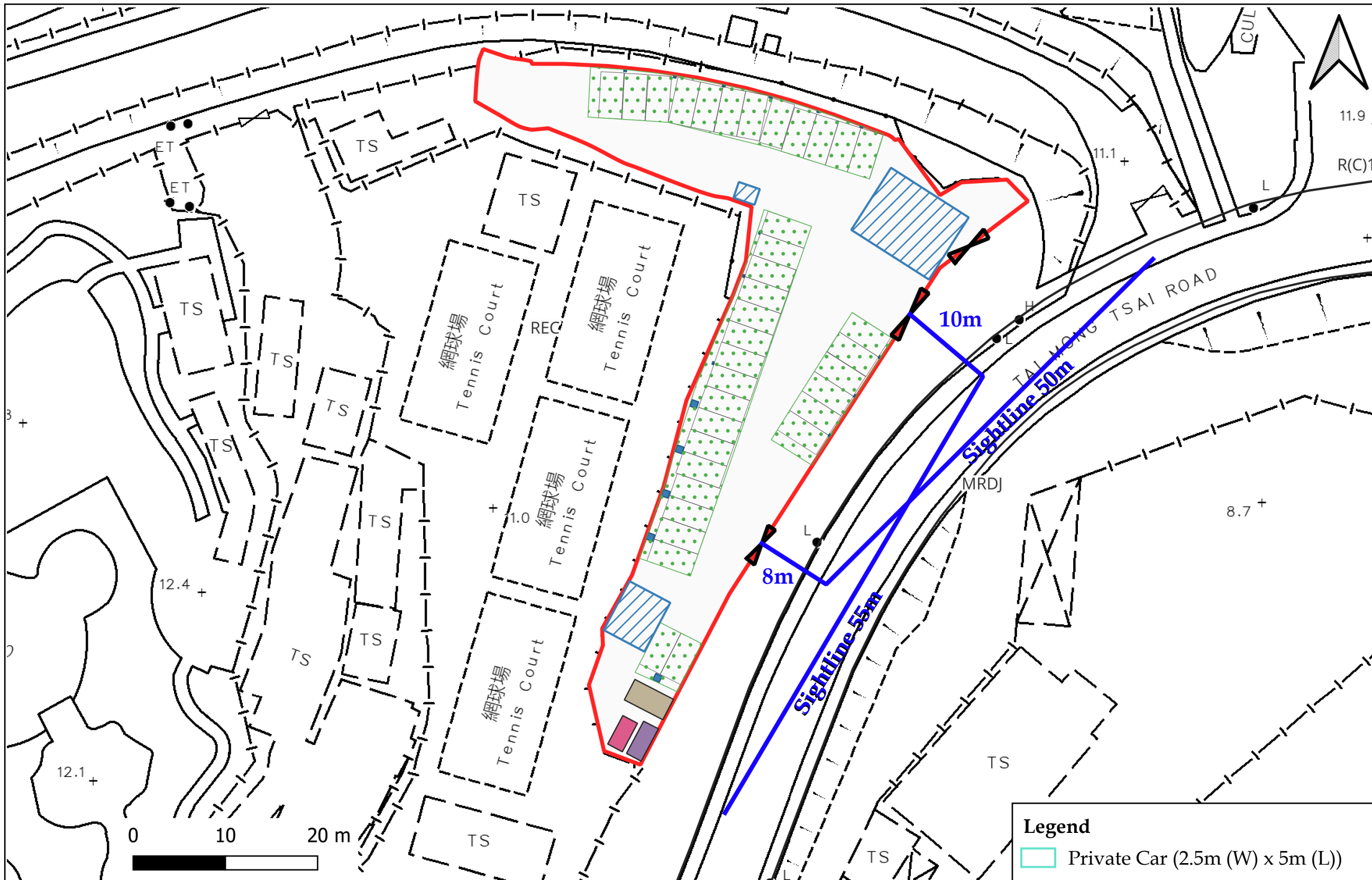
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*(Source: Town Planning Board and HK GEODATA STORE, HKSAR Government)*



## **ANNEX 4**

# **SIGHTLINE ANALYSIS**

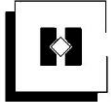


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Annex 4 : Sightline Analysis

Section 16 Application for Proposed Temporary Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facilities, Eating Place, Drivers Lounge and Solar Panels for a Period of 3 Years at Lots 333 S.B RP, 346, 348 RP, 349 RP and 350 in D.D. 221, Tai Mong Tsai Road, Sai Kung, New Territories

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



## **APPENDIX 2**

# **REPLACEMENT PAGES OF APPLICATION FORM**

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

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

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <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)
中匯智能科技有限公司 (Sino Express Intelligence Co. LTD)

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <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)
LCH Planning & Development Consultants Limited

<b>3. Application Site 申請地點</b>	
(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)	Lots 333 S.B RP, 346, 348 RP, 349 RP and 350 in D.D. 221, Tai Mong Tsai Road, Sai Kung, 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 ..... 1,412 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 636 ..... sq.m 平方米 <input 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 Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11
(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”<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  
就土地擁有人同意/通知土地擁有人陳述**

(a) According to the record(s) of the Land Registry as at .....15/7/2025..... (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	Lots 333 S.B RP, 346, 348 RP, 349 RP and 350 in D.D. 221	15/7/2025

(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 \_\_\_\_\_ (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）

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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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))</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	Proposed Temporary Public Vehicle Park (Private Cars Only) and Eating Place with Ancillary Electric Vehicle Charging Facilities and Solar Panels for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	825 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	636 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	7 .....
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	636 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....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) <b>Refer to Planning Statement Report</b> ..... ..... .....	
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	Refer to Planning Statement Report
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	Refer to Planning Statement Report
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)	.....

(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	636 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.45 <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	7	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	45	%	<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		36
	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) _____ _____		36
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><u>Plans and Drawings 圖則及繪圖</u></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"/>
<u>Location Plan 位置圖, Land Status Plan 土地類別圖, Extract of Outline Zoning Plan 分區計劃大綱圖摘錄</u>		
<b><u>Reports 報告書</u></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 checked="" type="checkbox"/>
<u>Swept Path Analysis 行車線分析圖</u>		
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。

*(This part will not be made available for public inspection)*

*(這部分不會公開予公眾查閱)*

## Checklist of Documents 文件核對表

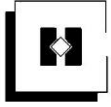
Please indicate if you have enclosed the following documents with this application.

請說明你有否在這宗申請夾附下列文件

- A signed original copy of the application form\*<sup>@</sup>.  
一份已簽署的申請表格正本\*<sup>@</sup>。
- 4 hard copies and 1 soft copy each of the plans/drawings accompanying the application (e.g. location plan and site plan) and supplementary information (e.g. planning statement, report on technical assessments such as traffic impact assessment environmental assessment, etc.):  
連同申請的圖則／繪圖(例如：位置圖及地盤平面圖)及補充資料(例如：規劃綱領、技術評估報告如交通影響評估及環境評估報告等)，一式四份硬複本及一份軟複本。
- Particulars of a development proposal  
擬議發展計劃的細節。
- Original authorisation letter signed by the applicant<sup>@</sup>, if the application is submitted by an authorised agent on the applicant's behalf.  
申請人簽署的授權書正本<sup>@</sup> (如申請是由申請人授權的代理人遞交)。
- Documentary proof of land ownership<sup>@</sup> (e.g. copy/copies of ownership record(s) issued by the Land Registry)(only applicable to application of which the applicant is the sole or one of the "current land owner(s)").  
土地業權的證明文件<sup>@</sup> (例如：由土地註冊處發出的業權記錄副本) (只適用於申請人是唯一或其中一名「現行土地擁有人」的申請)。
- Copy/copies of consent(s) obtained from the "current land owner(s)"<sup>@</sup> (not applicable to application of which the applicant is the sole "current land owner").  
「現行土地擁有人」的同意書副本<sup>@</sup> (不適用於申請人是唯一「現行土地擁有人」的申請)。
- Copy/Copies of notification given to the "current land owner(s)"<sup>@</sup> (not applicable to application of which the applicant is the sole "current land owner").  
已發給「現行土地擁有人」的通知書副本<sup>@</sup> (不適用於申請人是唯一「現行土地擁有人」的申請)。
- Particulars of applicant and authorised agent in the application form\*.  
申請表格內申請人及獲授權代理人的詳細資料\*。

\* Documents which must be submitted with the application. 必須連同申請一併遞交的文件。

<sup>@</sup> Soft copy not accepted. 不接受軟複本。



## **APPENDIX 3**

# **REPLACEMENT PAGES OF PLANNING STATEMENT**



## **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 proposed temporary public vehicle park (private cars only) and eating place with ancillary electric vehicle charging facilities and solar panels for a period of 3 years (“**the Proposed Development**”) at Lots 333 S.B RP, 346, 348 RP, 349 RP and 350 in D.D. 221, Tai Mong Tsai Road, Sai Kung, New Territories (“**the Application Site**”, “**the Site**”). The Site falls within an area of “Recreation” zone on the Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11. It involves an area of about 1,412 square meters (“sq. m.”).

The Proposed Development will provide 36 parking spaces for private cars with electric vehicle charging facilities and 7 single storey structures (not more than 3.5 meters (“m”) in height) for solar panels, station café, resting area and toilet. The total covered area of these 7 structures is about 636 sq. m. The proposed car park will be operated 24 hours daily (including public holidays), while the café will be operated from 9:00am to 6:00pm daily (including public holidays).

This Application aims to accommodate the high demand for EV-charging facilities in Sai Kung. 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 and development of renewable energy in Hong Kong.

Additionally, the Proposed Development is a small-scale temporary development which does not hinder the long-term planning intention of “REC” zone and is not incompatible with the surrounding areas. No insurmountable adverse traffic, visual, landscape, drainage and environmental impacts are anticipated from the Development.

In consideration of the above justifications, we sincerely seek the Board to support 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，就新界西貢大網仔路丈量約份第 221 約地段第 333 號 B 分段餘段、第 346 號、第 348 號餘段、第 349 號餘段及第 350 號(下稱「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 (只限私家車) 和食肆連附屬電動車充電設施及太陽能電池板用途，為期 3 年 (下稱「擬議發展」)。申請地點現時於《北港及沙角尾分區計劃大綱草圖編號 S/SK-PK/11》劃作「康樂」地帶。申請地點的地盤面積約 1,412 平方米。

擬議發展將提供 36 個私家車停車位連電動車充電設施及 7 座 1 層構築物 (高度不超過 3.5 米) 用作太陽能板、咖啡店、休息室及洗手間。總樓面面積為約 636 平方米。擬建停車場的營運時間為每天 24 小時 (包括公共假期)，而咖啡店的營運時間為每天上午 9:00 至下午 6:00 (包括公共假期)。

是次規劃申請旨在滿足西貢居民和遊客對電動車充電設施的需求。申請地點的地理位置便利，有利於經營公共停車場為附近的居民和遊客提供服務。擬議發展項目同時也符合政府的多項政策，包括推動香港更廣泛採用電動車和發展再生能源。

此外，擬議發展為小規模臨時發展，不會妨礙北港及沙角尾的「康樂」地帶長遠規劃意向，再者與週邊地區並不衝突。擬議發展預計並不會對交通、視覺、景觀、排水系統和環境造成不可克服的不利影響。

基於以上提出的依據，申請人懇請城規會批准是次規劃申請。



thoughtful design on providing an eating place (i.e. station café<sup>1</sup>) and a resting area<sup>2</sup> where customers may rest during charging of vehicle are proposed. Ancillary solar panels will be installed on top of the parking spaces and rooftop of the station café to partly supply the electricity required for the Proposed Development.

3.5.3 Development parameters are shown below and the layout plan of the Proposed Development is at **Figure 4**.

Site Area	About 1,412 sq. m.
No. of Structure	7
Covered Area	636 sq. m.
Maximum Height of Structure	Not more than 3.5 m, one-storey
Site Coverage	About 45%
Plot Ratio	About 0.45
No. of Parking Spaces for Private Cars	36

### 3.6 Operation Arrangement

3.6.1 The operation hours of the proposed car park will be 24 hours daily (including public holidays), while the café will be operated from 9:00am to 6:00pm daily (including public holidays). The proposed temporary public vehicle park will provide a combination of monthly and hourly rental private car parking spaces. The ratio of monthly and hourly rental private car parking spaces will be adjusted based on the future operation situation.

3.6.2 The Site is accessible from Tai Mong Tsai Road. All existing gates will continue to serve the proposed development with the northern entrance proposed to be the entrance of eating place (café). The middle entrance with a width of about 5.4m will be served as the ingress point, while the southern entrance with a width of about 4.2m will be served as the egress point of the proposed car park (**Figure 4**).

3.6.3 For the proposed car park, traffic management measures as listed below are proposed:

- 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;

<sup>1</sup> <https://www.sinoexpresshk.com/en/solutions-archives/station-cafe/>

<sup>2</sup> The resting area is intended to be a place where drivers can access for free and may rest during charging of their vehicles. It is expected that chairs, desks and vending machines will be provided for the use of drivers.