



LCH Planning and Development
Consultants Limited

Our Ref.: PD2502001/04
Your Ref.: TPB/A/SK-PK/310

11 November 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.

Please find attached the response to comments to departmental comments and replacement page of the Application Form.

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*

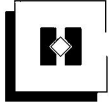
Director

Encl.

- Appendix 1 - Response to Comments Table
- Appendix 2 - Replacement Page of Application Form

c.c. the Applicant





APPENDIX 1

RESPONSE TO DEPARTMENTAL COMMENTS TABLE



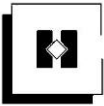
Section 16 Planning Application No. A/SK-PK/310

Response to Departmental Comments Table

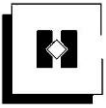
No.	Comments Received	Our Responses
<i>A. Comments from Environmental Protection Department received via email dated 27.10.2025</i> <i>Subject Officer: Mr. LI Chun Leung, Alan (T: [REDACTED])</i>		
1.	Whether the toilet proposed would require a septic tank and soakaway system to be conducted for collection, handling and disposal of sewage. If negative, please clarify in the application document/ FI as appropriate; and	To clarify, the proposed toilet will be a portable toilet. Licensed collectors will be recruited to collect and dispose the sewage and waste from the portable toilet. No septic tank and soakaway system will be provided.
2.	Would the proposed temporary use create other wastewater (other than toilet sewage) which would then require proper collection, handling and disposal to avoid water quality impact.	Since the eating place will only serve pre-packaged food, no wastewater is expected from the proposed use. As such, toilet sewage will be the only source of wastewater that requires proper collection, handling, and disposal to avoid impacts on water quality.
<i>B. Comments from Transport Department received via email dated 3.11.2025</i> <i>Subject Officer: Mr. LI Chun Leung, Alan (T: [REDACTED])</i>		
1.	Please indicate on the drawing the proposed bus layby under the Hiram's Highway Improvement Stage 2 (HH2) project to demonstrate that the proposed bus layby would not be affected;	The revised swept path analysis is provided in Annex 1 . Taken into consideration the location of the proposed bus layby under HH2 project (shown below), a back-up plan for a combined run-in/out is proposed, with the relevant swept path analysis and sightline analysis provided in Annex 2 .



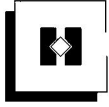
No.	Comments Received	Our Responses
2.	It is noted in the response to comment table (RtC) that a run-out was proposed by the applicant, please provide the drawing for comment;	Please find the proposed run-out, shown as 'egress', in the revised layout plan in Plan 1 of Annex 1 .
3.	It is noted in the RtC that road improvement works were proposed by the applicant to implement left-in/left-out arrangement. Please provide the drawing for comment;	The proposed road improvement works to implement left-in/left-out arrangement is at Plan 1 of Annex 1 .
4.	It is noted that the drawings in Annex 2 and 3 are not to scale. The drawings submitted should be scaled drawings;	Comments noted. Scale bars are included in all the drawings.
5.	Re. Annex 3, the sightline indicated on the drawing is not a straight line. Please review; and	Comments noted. The revised sightline analysis is at Plans 2a and 2b of Annex 1 .



No.	Comments Received	Our Responses
6.	It is noted in the RtC that the site would be fenced off, please update the layout plan in Annex 2.	Please find the revised layout plan in Plan 1 of Annex 1 .
C. Comments from Environment and Ecology Bureau received via email dated 10.11.2025 Subject Officer: Mr. LI Chun Leung, Alan (T: [REDACTED])		
7.	We note from the applicant's response that "...when all PC parking spaces are occupied by e-PCs and are re-charging at the same time, each of the PC parking spaces could still be provided with at least 7kW EV charging.". However, the applicant's FI also states that "All the 7kW and 200kW charging points will be shared by two parking spaces. Hence, only 18 chargers will be installed in the site"; and	Nil.
8.	Given that there will be 36 parking spaces, please advise and confirm whether each EV charger will be equipped with two separate charging guns, allowing two e-PCs to be charged simultaneously by using one charger.	It is expected that each medium charger will be equipped with one charging gun and each fast charger will be equipped with two separate charging guns.
D. Comments Received during the 3-week Public Consultation Period		
3.	Concerns on the demand of carpark in Sai Kung	Apart from serving as a typical carpark, the Proposed Development is mainly intended to support the wider adoption of EVs in Hong Kong by providing additional EV-charging facilities to serve the residents and visitors of the area. Hence, the Proposed Development will provide both additional parking spaces and EV charging spaces in Sai Kung.
4.	Concerns on the adverse impacts on traffic, noise and hygiene caused by the proposed development.	As suggested in the planning statement, the majority of the vehicles are expected to enter and exit the site approximately twice per day only; under the worst case scenario it is expected that about 36 vehicular trips per hours. Hence, the traffic volume generated by the Proposed Development will be low and minimum traffic noise is

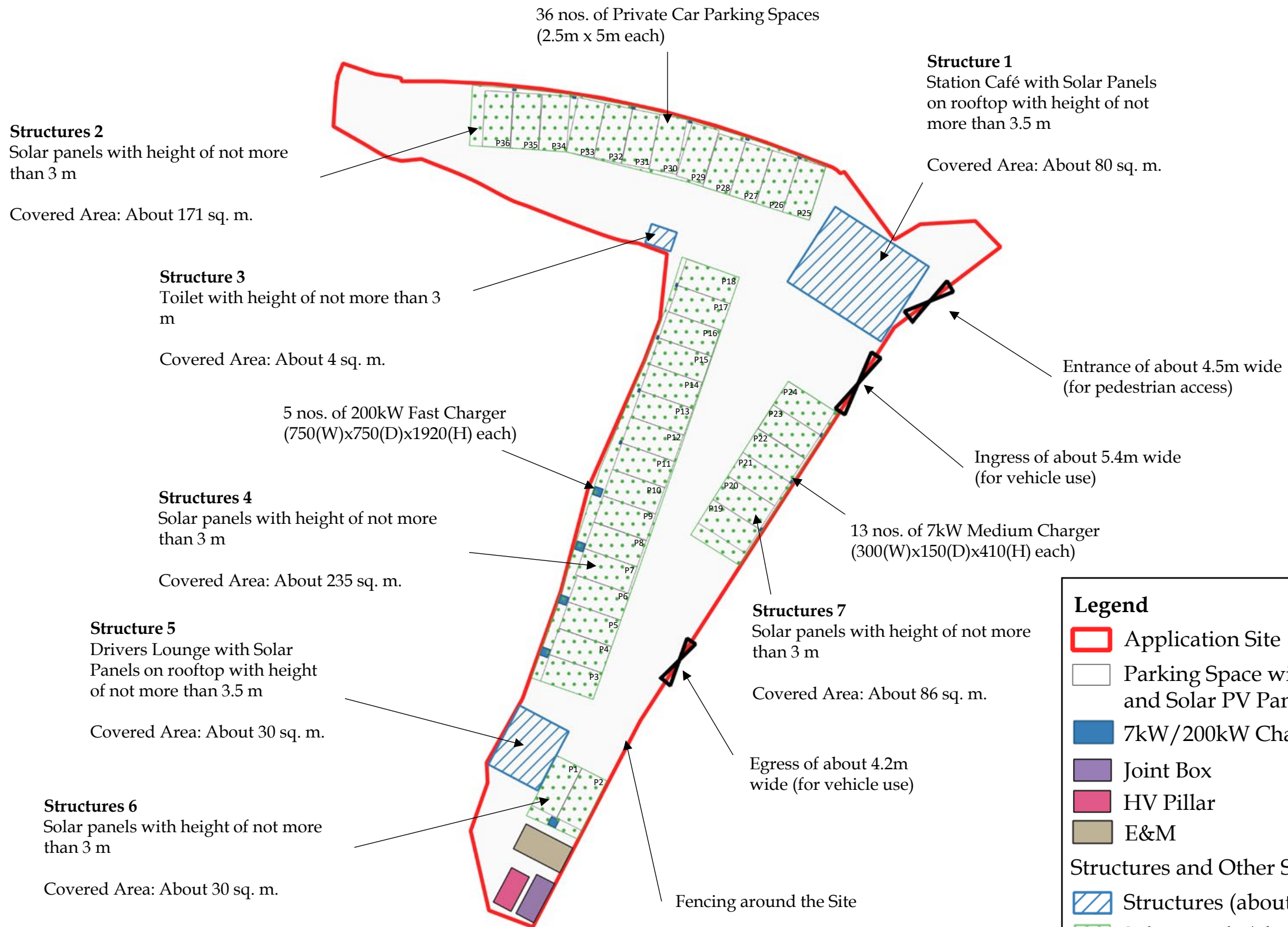


No.	Comments Received	Our Responses
		<p>anticipated. To ensure traffic safety, a left-in/left-out arrangement will be implemented.</p> <p>The proposed eating place will be used as a café serving solely pre-packaged food. Hence, minimal hygiene issues are expected from the proposed eating place.</p>



ANNEX 1

REVISED PLANS AND ASSESSMENTS

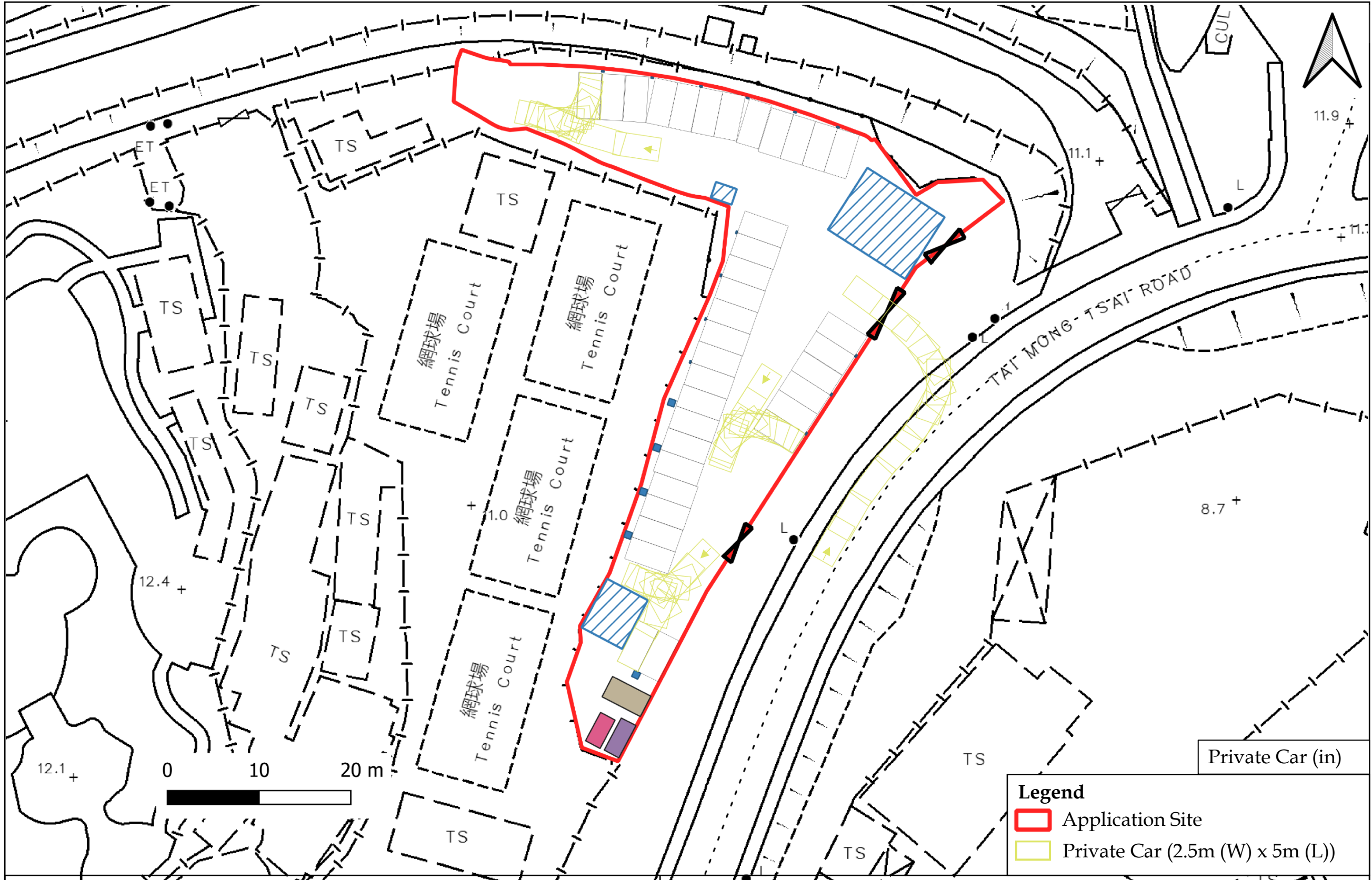


Legend

- Application Site
- Parking Space with EV charging and Solar PV Panels on top
- 7kW/200kW Charger
- Joint Box
- HV Pillar
- E&M

Structures and Other Structures

- Structures (about 114 sq.m.)
- Solar Panels (about 522 sq.m.)

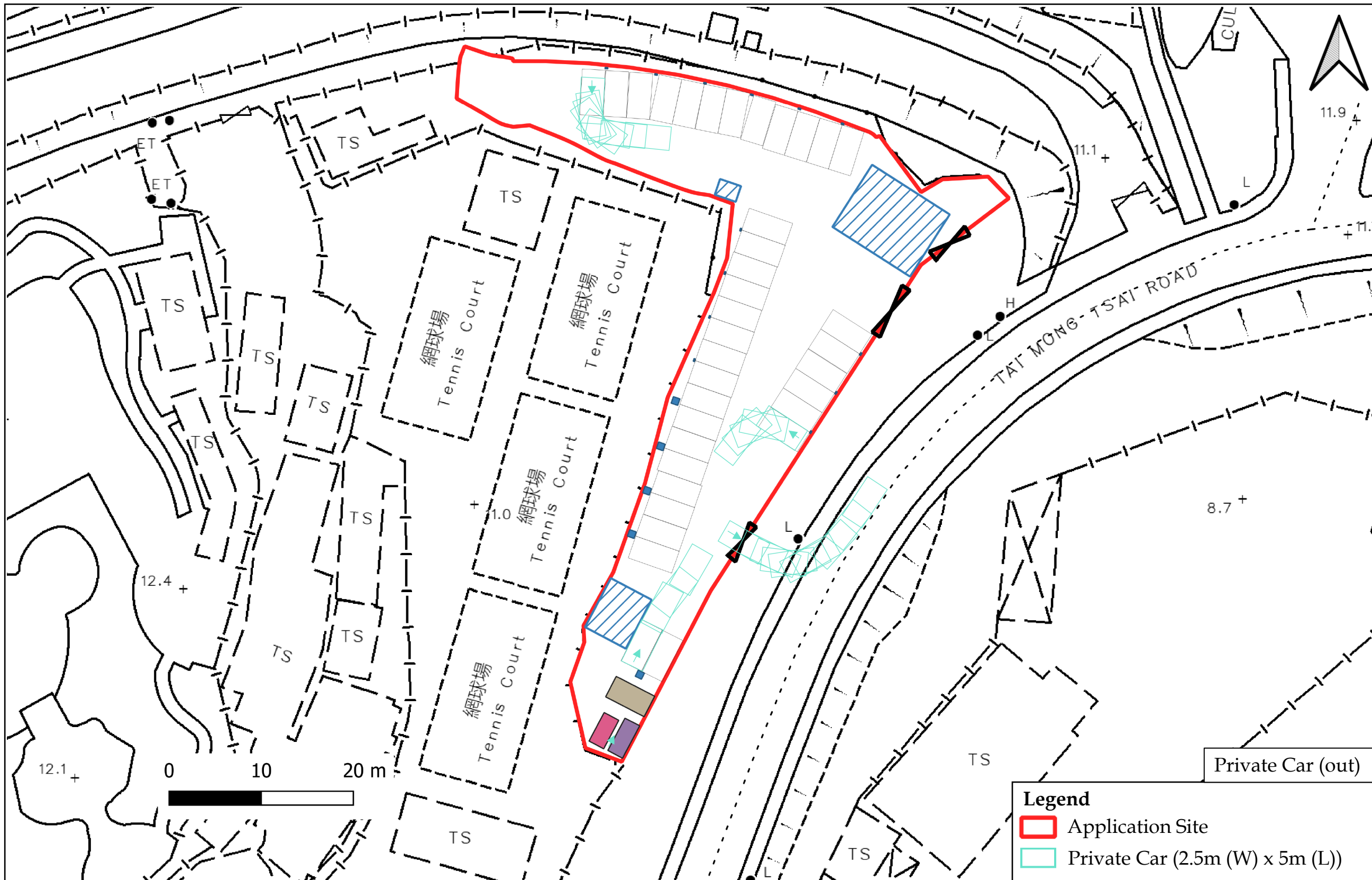


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Plan 2a: Swept Path Analysis

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)



Legend

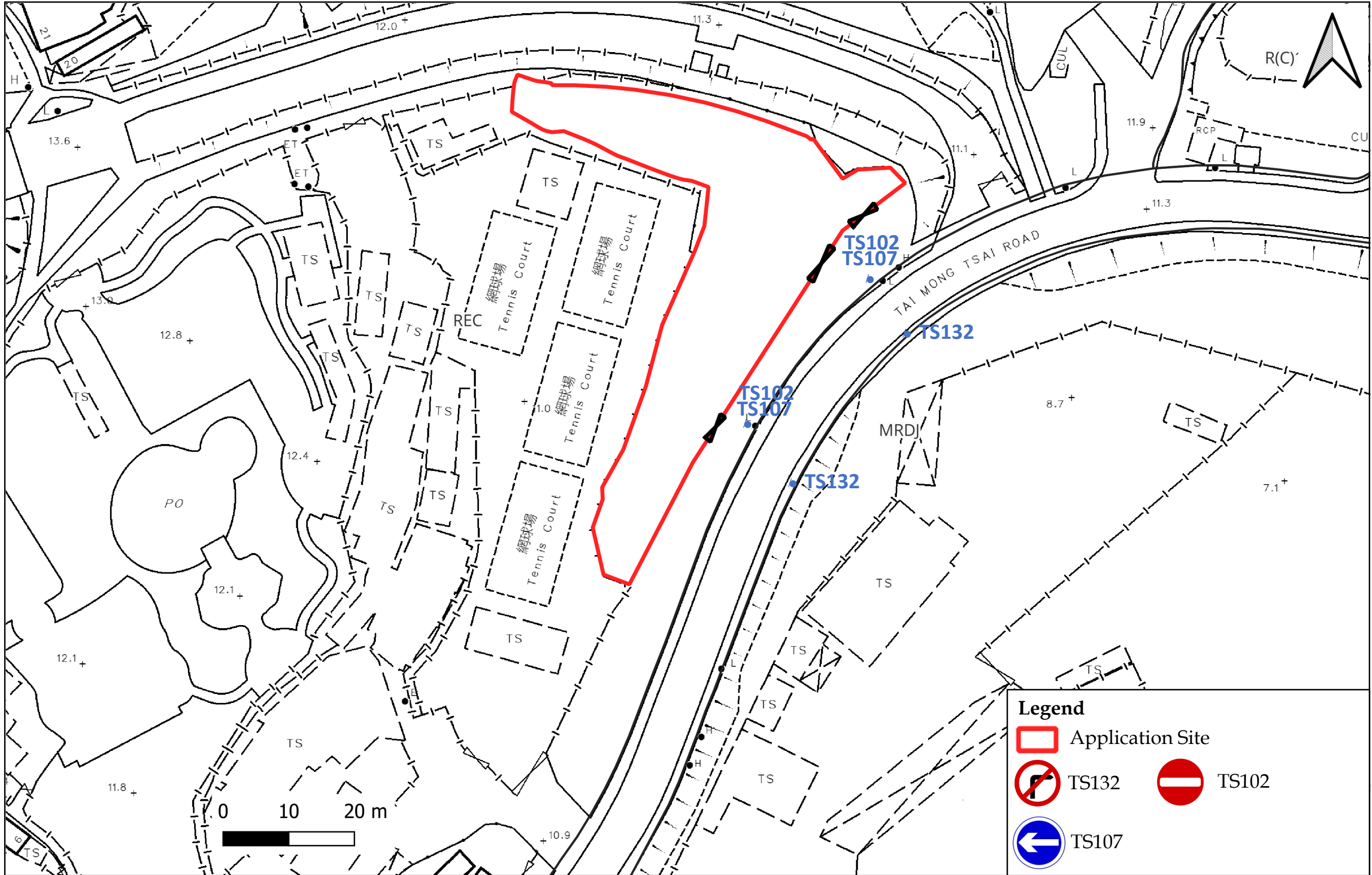
- Application Site
- Private Car (2.5m (W) x 5m (L))

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Plan 2b : Revised 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

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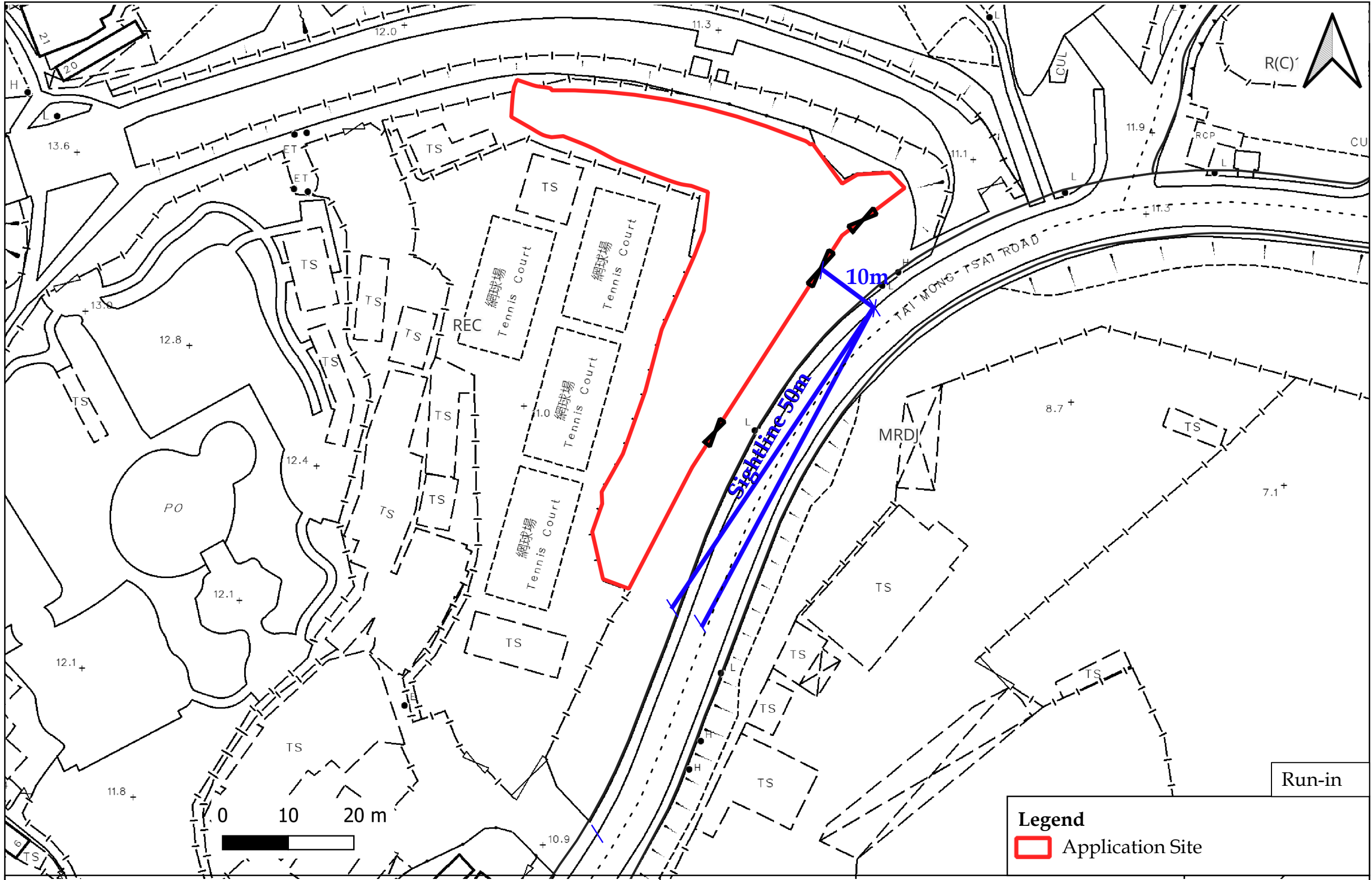


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Plan 3 : Indicative Access Design

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)



Legend

Application Site

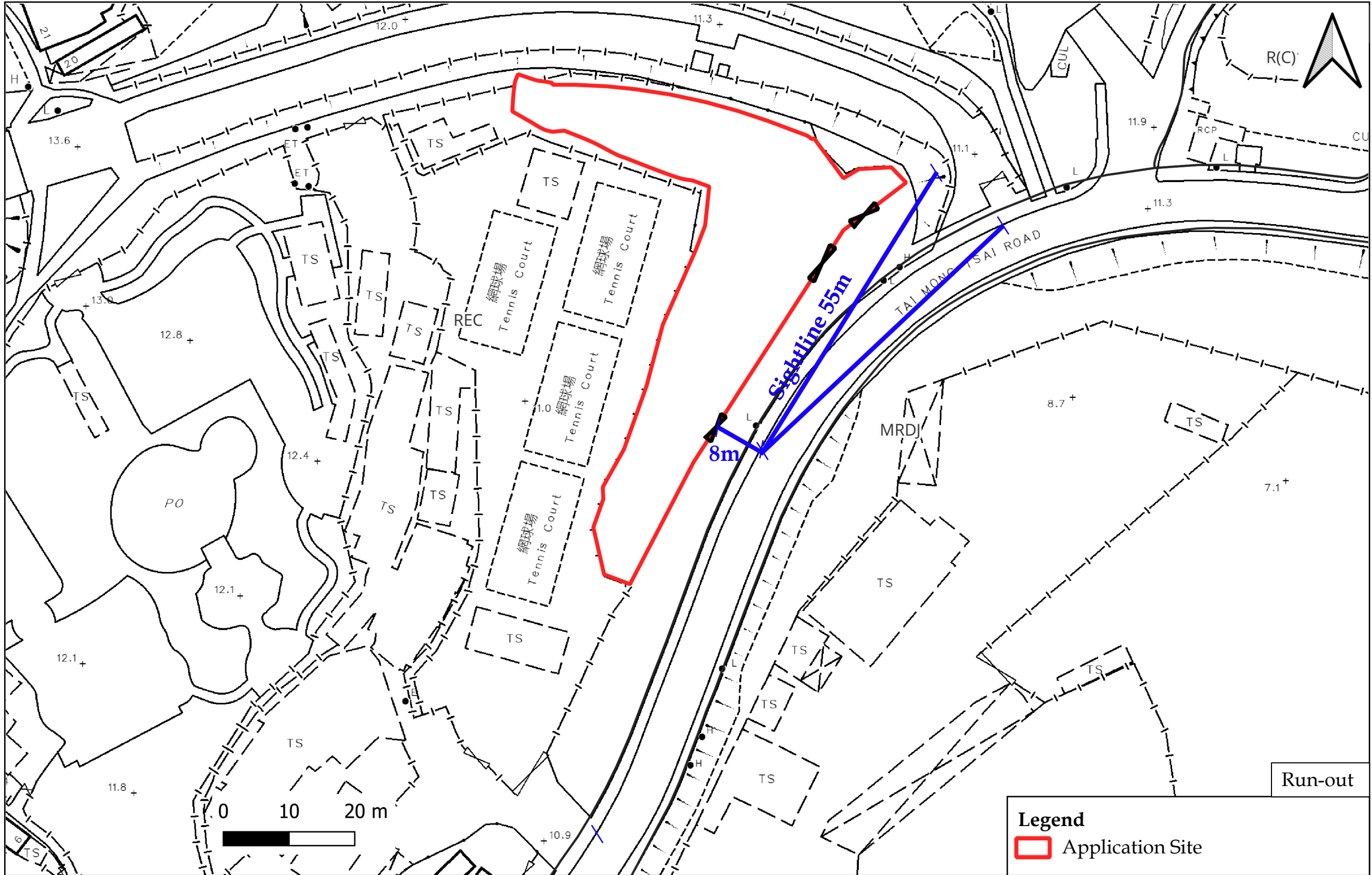
Run-in

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Plan 4a : Revised 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

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Run-out

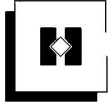
Legend
 Application Site

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Plan 4b : Revised 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)



ANNEX 2

BACKUP PLAN AND RELEVANT ASSESSMENTS



Structures 6
Solar panels with height of not more than 3 m
Covered Area: About 171 sq. m.

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

Structure 1
Station Café with Solar Panels on rooftop with height of not more than 3.5 m
Covered Area: About 80 sq. m.

Structure 5
Toilet with height of not more than 3 m
Covered Area: About 4 sq. m.

Entrance of about 4.5m wide (for pedestrian access)

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

Structure 2
Drivers Lounge with Solar Panels on rooftop with height of not more than 3.5 m
Covered Area: About 30 sq. m.

Structures 4
Solar panels with height of not more than 3 m
Covered Area: About 265 sq. m.









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

Structures 3
Solar panels with height of not more than 3 m
Covered Area: About 86 sq. m.

Fencing around the Site

Ingress/Egress of about 5.4m wide (for vehicle use)

Legend

-  Application Site
-  Parking Space with EV charging and Solar PV Panels on top
-  7kW/200kW Charger
-  Joint Box
-  HV Pillar
-  E&M
- Structures and Other Structures**
-  Structures (about 114 sq.m.)
-  Solar Panels (about 522 sq.m.)



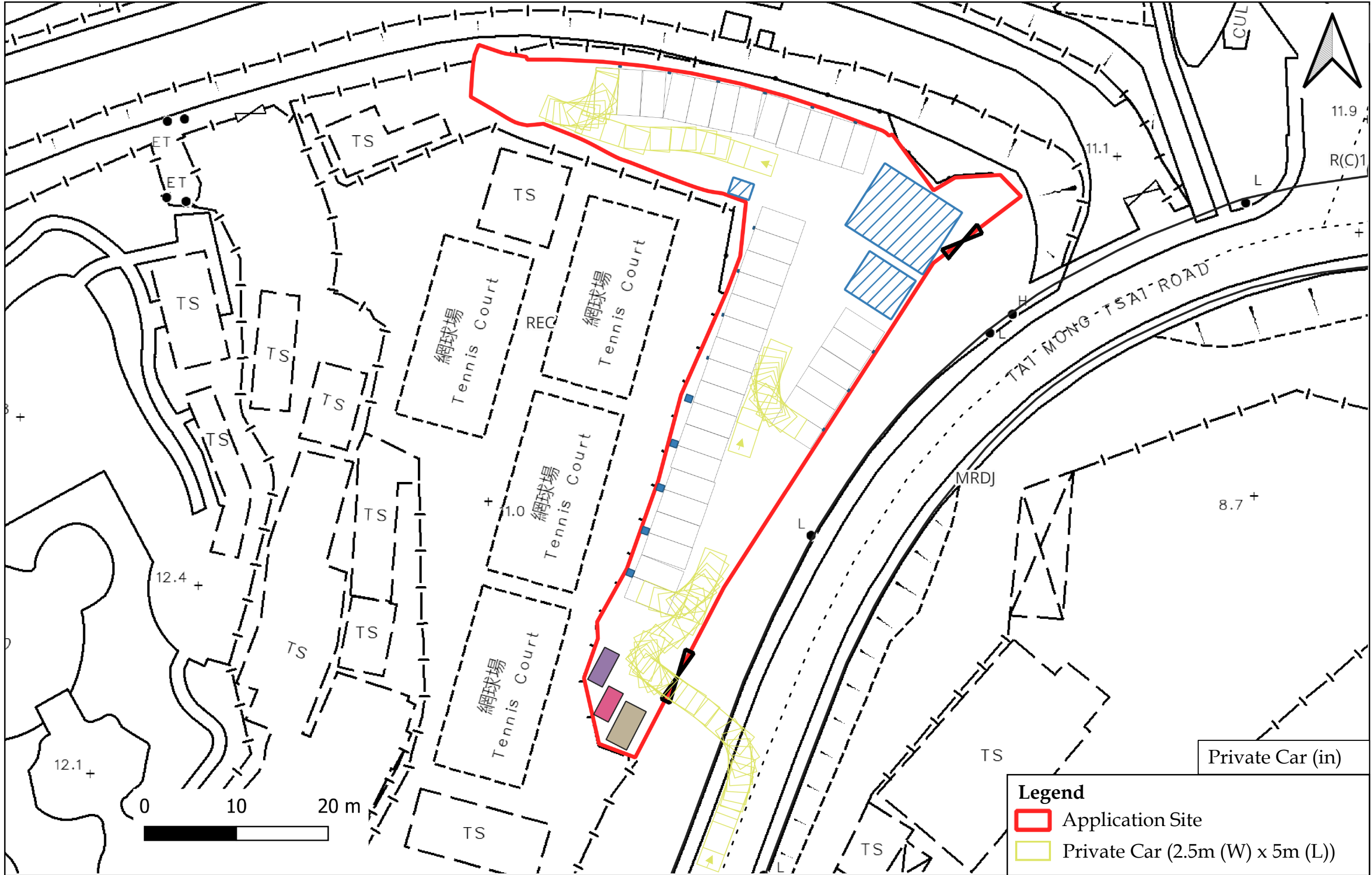
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Plan 1 : Revised Indicative Layout Plan

(Scale: 1:400)

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, SaiKung, New Territories

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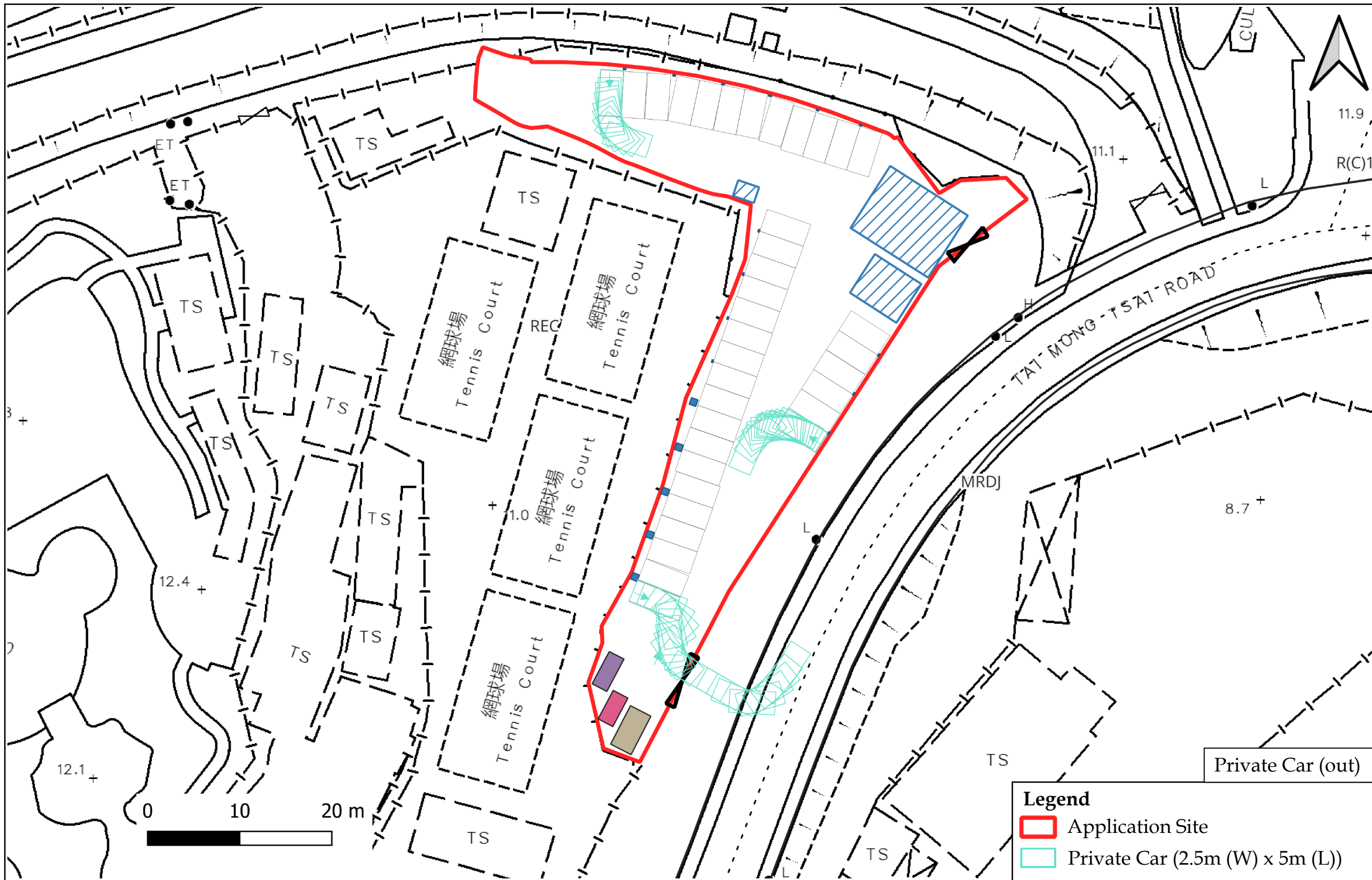


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Plan 1a: Swept Path Analysis for the Combined Run-in/Run-out Access

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

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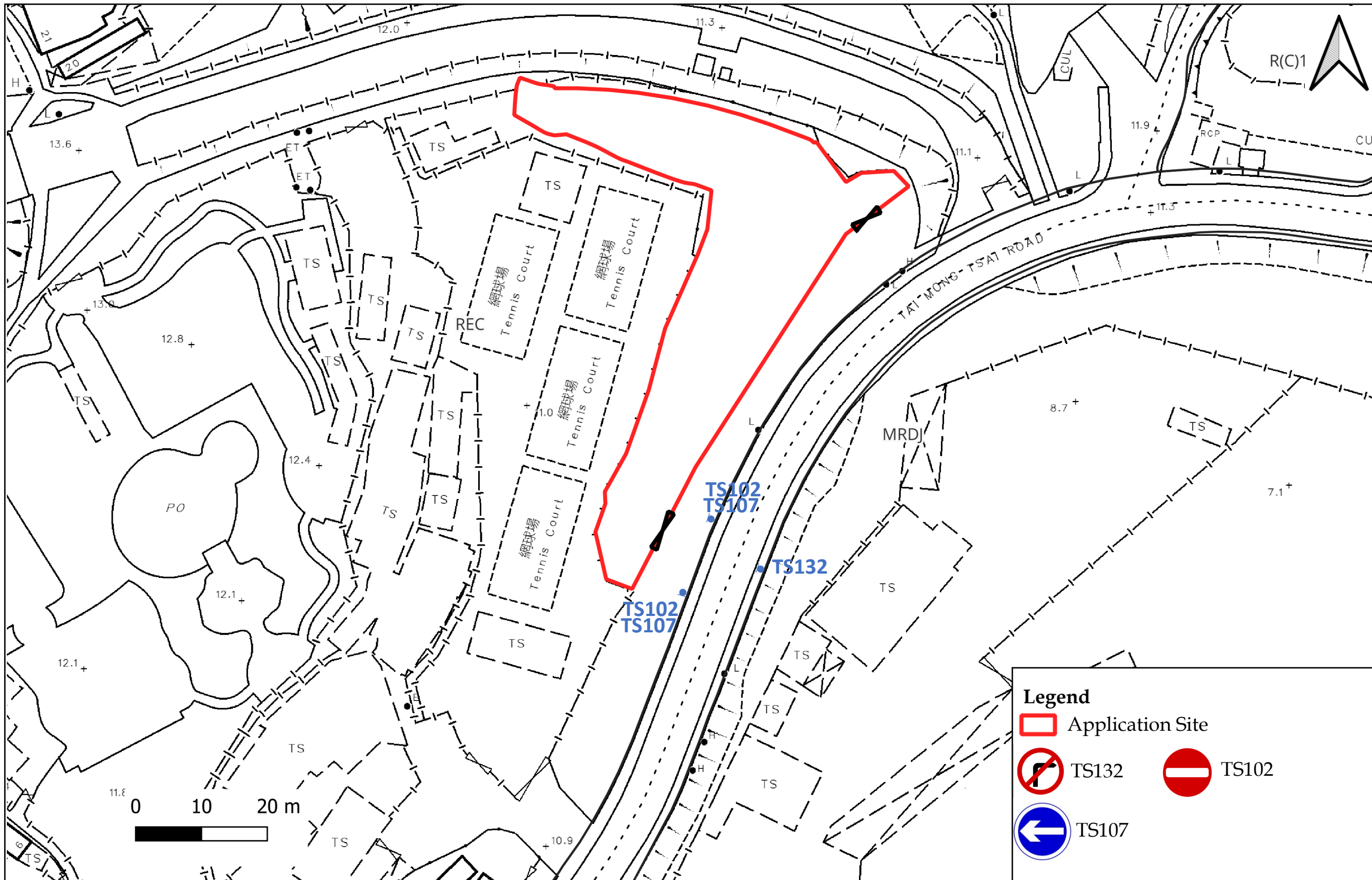


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Plan 1b: Swept Path Analysis for the Combined Run-in/Run-out Access for the Combined Run-in/Run-out Access

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)



Legend

-  Application Site
-  TS132
-  TS102
-  TS107

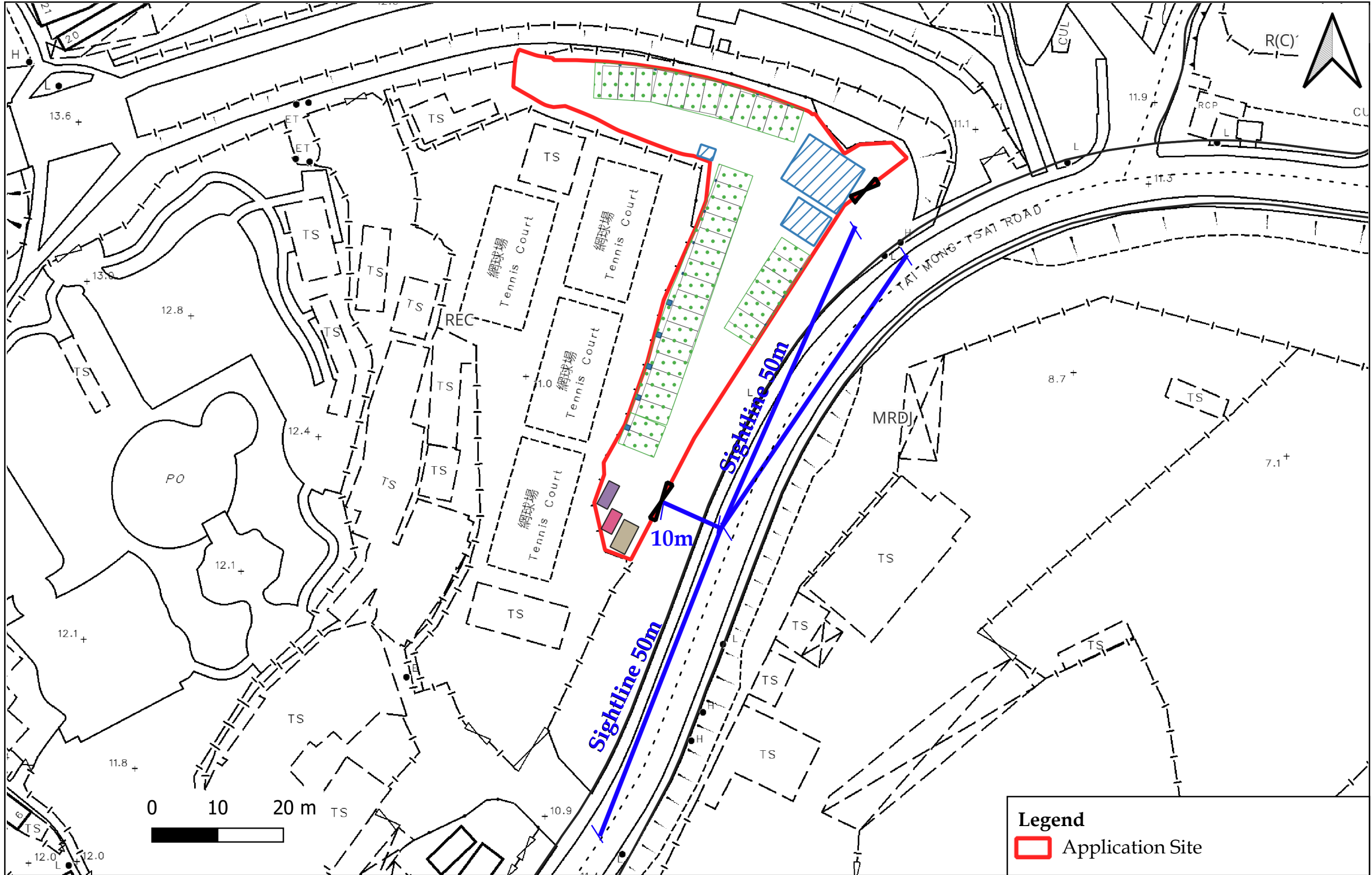


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Plan 2 : Indicative Access Design for the Combined Run-in/Run-out Access

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

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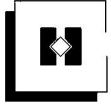


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Plan 3 : Sightline Analysis for the Combined Run-in/Run-out Access

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 PAGE OF APPLICATION FORM

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	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
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	776 .....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) Refer to Planning Statement Report	
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)	.....