

This document is received on - 6 MAR 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.

Form No. S16-III
表格第 S16-III 號

**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 Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議*

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/N2-7kLW/124
	Date Received 收到日期	- 6 MAR 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

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Wong Kee Engineering Limited (黃記工程有限公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)

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)	Lots 1343RP(Part), 1356RP in D.D. 78 and Adjoining Government Land, Lin Chuk Road, Ta Kwu Ling North, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 2,582 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 425 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 85 sq.m 平方米 ☒ 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 Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Recreation" ("REC")
(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 9.2.2026 (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
30.1.2026 - 12.2.2026 (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）

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**(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 Green Fuel Station for Electric Private Vehicles with Ancillary Facilities

(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☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 2,157sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 425sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 5

Proposed domestic floor area 擬議住用樓面面積 NAsq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 425sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 425sq.m ☒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)

One 1-storey transformer room and switch room (Height: About 3.5m)

One 1-storey ancillary site office (Height: About 3m)

One 1-storey washroom (Height: About 3m)

Two open-sided shelters for Parking (Height: About 3m)

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 25 (2.5m x 5m)

Motorcycle Parking Spaces 電單車車位 NA

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 NA

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 NA

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 NA

Others (Please Specify) 其他 (請列明) NA

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 NA

Coach Spaces 旅遊巴車位 NA

Light Goods Vehicle Spaces 輕型貨車車位 NA

Medium Goods Vehicle Spaces 中型貨車車位 NA

Heavy Goods Vehicle Spaces 重型貨車車位 NA

Others (Please Specify) 其他 (請列明) NA

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	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)
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(B) 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臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. 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。

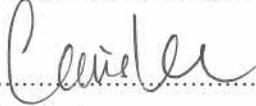
Please refer to the planning statement attached.

8. 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

Cannis Lee

Associate Director (Planning)

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 MPJA



on behalf of
代表

Lawson David & Sung Surveyors Limited

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

Date 日期

26/2/2026

(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。

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . 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	Lots 1343RP(Part), 1356RP in D.D. 78 and Adjoining Government Land, Lin Chuk Road, Ta Kwu Ling North, N.T.
Site area 地盤面積	2,582 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 85 sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
Zoning 地帶	"Recreation" ("REC")
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 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為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Green Fuel Station for Electric Private Vehicles with Ancillary Facilities for a Period of 3 Years

(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	NA ☐ About 約 ☐ Not more than 不多於	NA ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	425 ☒ About 約 ☐ Not more than 不多於	0.16 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	☐ m 米 (Not more than 不多於)
		NA	☐ Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	3 - 3.5	☒ m 米 (Not more than 不多於)
		1	☒ Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	16 % ☒ 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		25
	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) _____ _____		25 (2.5m x 5m) NA NA NA NA NA
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		NA
	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) _____ _____		NA NA NA NA NA NA

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Location Plan, Lot Index Plan, Plan showing Vehicular Access to the Application Site, Swept Path analysis, Site Photos		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
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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Estate Agency Licence No. C-006328

Ref: LDS/PLAN/7252

Section 16 Planning Application

Proposed Temporary Green Fuel Station for Electric Private Vehicles with Ancillary Facilities for a Period of 3 Years at Lots 1343RP (Part), 1356RP in D.D. 78 and Adjoining Government Land, Lin Chuk Road, Ta Kwu Ling North, N.T

Planning Statement

Applicant

Wong Kee Engineering Limited (黃記工程有限公司)

Prepared by

Lawson David & Sung Surveyors Limited

February 2026

Executive Summary

This planning statement is prepared in support of a planning application for proposed temporary green fuel station for electric private vehicles with ancillary facilities ("the proposed development") for a period of 3 years at Lots 1343RP(Part), 1356RP in D.D. 78 and adjoining Government land, Lin Chuk Road, Ta Kwu Ling North, N.T. (the "Application Site").

The Application Site, covering an area of about 2,582 sq.m. (including Government Land of about 85 sq.m.), falls within an area zoned "Recreation" ("REC") on the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 gazetted on 13.5.2016. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board, notwithstanding that the use or development is not provided for under the Notes of the OZP.

The Application Site is currently vacant. In consideration of the growing popularity of the EVs in Hong Kong, the Applicant intends to use the Application Site as a green fuel station to provide EV charging facilities for the local residents.

The proposed green fuel station will provide a total of 25 parking spaces (2.5m x 5m). 22 of the parking spaces will be fee-paying parking spaces and equipped with EV charging devices, which are covered by two open-sided shelters (height: 3m, 171 sq.m. each). All the charging spaces will be direct current (DC) fast chargers with an output power of 100kW. The remaining 3 parking spaces will be designated as 2 waiting spaces for the private vehicles and 1 staff parking space.

A 1-storey transformer and switch room (height: 3.5m, 53 sq.m.) will be situated to the northern portion of the Application Site, while an ancillary site office (height: 3m, 15 sq.m) and a washroom (height: 3m, 15 sq.m), will be placed at the eastern boundary of the Site.

The Applicant will maintain the existing ingress/egress point of about 3.5m wide at the northern boundary of the Application Site, connecting to Chuk Lin Road via a local track. The proposed hours of operation at the Application Site are 24 hours daily from Mondays to Sundays (including public holidays). No vehicle washing, repairing, dismantling, paint spraying or other workshop activities will be conducted at the Application Site.

The justifications of this application are:

1. The proposed development is in line with Government policies to expand charging network and promote EV usage;
2. The proposed development meets the demand for quick EV charging facilities in the area;
3. The proposed development does not contravene the planning intention of "REC" zone;
4. The proposed development is considered not incompatible with surrounding land uses;
5. The proposed development will promote optimization of valuable land resources;
6. The proposed development will not hinder future development of New Territories North New Town; and
7. The proposed development will not generate adverse traffic, drainage and environmental impacts on the surrounding areas.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

行政摘要

此規劃報告書旨在支持在新界打鼓嶺北蓮竹路丈量約份第 78 約地段第 1343 號餘段(部分)、第 1356 號餘段及毗連政府土地（“申請地點”），作為期三年的擬議臨時電動私家車潔淨能源站連附屬設施（“擬議發展”）的規劃申請。

申請地點的面積約 2,582 平方米（包括政府土地約 85 平方米），座落於在 2016 年 5 月 13 日刊憲的打鼓嶺北分區計劃大綱核准圖（圖則編號：S/NE-TKLN/2）上的「康樂」地帶。根據該大綱圖的註釋，不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

申請地點現時為空置土地。考慮到本地電動車日趨普及，申請人擬將申請地點用作電動私家車潔淨能源站，為鄰近的居民提供電動汽車充電設施。

擬議電動車充電站將提供 25 個供私家車停泊的停車位（2.5 米 x 5 米），其中 22 個停車位為配備電動車充電設備的收費停車位，所有充電裝置均是輸出功率為 100kW 的直流快充裝置，並設有兩個 3 米高的上蓋，每個上蓋約 171 平方米。剩餘的 3 個停車位中，2 個將用作等候充電的車位和 1 個職員停車位。

申請地點的北面將設置一個一層高（高度約 3.5 米，約 52 平方米）的電力變壓器房 / 掣房，而東面會設置一個附屬辦公室（高度約 3 米，約 15 平方米）及洗手間（高度約 3 米，約 15 平方米）。

申請人將繼續使用申請地點北面的出入口（約 3.5 米闊），由一條道路連接蓮竹路。申請地點的營運時間為星期一至日（包括公眾假期）24 小時運作。擬議發展不會在申請地點進行車輛清洗、維修、拆卸、噴漆或其他工場活動。

本規劃申請的理據為：

1. 擬議發展支持政府擴充充電網絡及推動電動車普及化的政策；
2. 擬議發展能滿足鄰近居民對電動車快速充電的需求；
3. 擬議發展不會違背「康樂」地帶的規劃意向；
4. 擬議發展與周邊土地用途兼容；
5. 擬議發展可有效利用寶貴的土地資源；
6. 擬議發展不會阻礙未來新界北新市鎮的發展；及
7. 擬議發展不會對附近的交通、排水及環境構成不良的影響。

基於本規劃報告書所述的理據，敬希 各城規會委員及有關政府部門能批准此項申請，作為期三年的臨時用途。

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1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for proposed Temporary Green Fuel Station for Electric Private Vehicles with Ancillary Facilities (“the proposed development”) for a period of 3 years at Lots 1343RP(Part), 1356RP in D.D. 78 and Adjoining Government Land, Lin Chuk Road, Ta Kwu Ling North, N.T. (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lots are shown as **Figure 2**.

The Application Site, covering an area of about 2,582 sq.m. (including Government land of about 85 sq.m.), falls within an area zoned “Recreation” (“REC”) on the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 gazetted on 13.5.2016. According to the Notes of the OZP, ‘Green Fuel Station’ is neither Column 1 nor Column 2 use of the “REC” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

In view of the growing demand for electric vehicles (EVs), the Applicant intends to convert the Application Site into a green fuel station to provide EV charging facilities for electric private vehicles to serve the local villagers/residents. It is considered a preferred location for the proposed development.

1.2 Background of the Application

As outlined in Hong Kong’s Climate Action Blueprint 2050, the government has established four key decarbonisation strategies — “Net Zero Electricity Generation”, “Energy Saving and Green Buildings”, “Green Transport” and “Waste Reduction” — to steer the city towards achieving carbon neutrality before 2050. As transport accounts for nearly 20% of total carbon emissions, the development of green transport is critical to meeting this target. A cornerstone of this strategy is the promotion of electric vehicles (EVs).

In recent years, EVs, particularly private cars, have become increasingly popular in Hong Kong. The proportion of electric private cars among newly registered private cars has increased significantly, rising from 6.3% in 2019 to 70.6% in August 2025. In other words, around seven out of 10 newly registered private cars are now electric, putting Hong Kong among the global leaders in terms of EV growth rate. By the end of August 2025, Hong Kong had over 131,000 EVs, of which around 129,000 were private cars — nine times more than six years ago — accounting for 20% of the total private car population.

A critical factor in the popularisation of electric vehicles (EVs) is the charging network. Currently, around 120,000 parking spaces in Hong Kong are equipped with charging infrastructure. Of these, around 14,500 are public charging facilities, which is approximately three times the number in 2021. In order to accommodate the rapid growth in the number of EVs, the government is expanding the EV charging infrastructure across Hong Kong. The target is to increase the total number of parking spaces with charging facilities from around 120,000 to around 200,000 by mid-2027, which represents an increase of over 66%.

As EVs become more popular, drivers will expect faster and more convenient charging. The government is committed to increasing the installation of fast chargers (FCs). However, given the rapid advancements in EV and charging technologies, the actual charging demand will fluctuate in line with technological developments and the number of EVs in use. Through policy guidance and measures, the government will encourage the private sector to participate actively in continuously enhancing the charging network to meet demand.

In support of the Government's initiatives, the Applicant intends to use the Application Site as a green fuel station, providing charging facilities for electric private vehicles. All chargers will be direct current (DC) with an output power of 100 kW to increase charging efficiency.

1.3 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

2. Site Context

2.1 The Application Site and Its Existing Condition

The Application Site, with an area of about 2,582 sq.m. (including Government land of about 85 sq.m.), is located to the south of Lin Chuk Road in Ta Kwu Ling North. The Application Site is a piece of flat land, currently vacant and overgrown with wild grasses and trees (see **Site Photos**).

2.2 Surrounding Land Uses

The surrounding areas are predominantly rural in character, comprising mainly village houses, temporary structures, chicken farm, agricultural land, vegetated areas and Heung Yuen Wai Highway. To the north is a coach parking area. To its immediate northeast and further east are groups of village houses (i.e. Chuk Yuen Tsuen). To the further north across Lin Chuk Road is a chicken farm. To the west is Heung Yuen Wai Highway. To the northwest, across the Heung Yuen Wai Highway, are temporary structures and the Chuk Yuen (South) sewage pumping station.

2.3 Accessibility

The Application Site is accessible from Lin Chuk Road via a local track. The vehicles to and from the Application Site will be accessed to the major roads, Lin Ma Hang Road and Heung Yuen Wai Highway via Lin Chuk Road. The ingress/egress of the Application Site is about 3.5m wide which is located to the north. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

2.4 Land Status

According to the records of the Land Registry, the subject lots are held under Block Government Lease and demised as agricultural use with a lease term for 75 years, commenced from 1.7.1898 and is renewable for a further term of 24 years.

The Applicant will apply for a Short Term Waiver (STW) for the proposed structures and a Short Term Tenancy (STT) for the use of the Government land to the Lands Department upon obtaining planning approval for this application.

3. Planning Context

3.1 Outline Zoning Plan

The Application Site currently falls within an area zoned "Recreation" ("REC") on the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 which gazetted on 13.5.2016 (see **Figure 1**).

The planning intention of "REC" zone is primarily for low-density recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission.

According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

3.2 Previous Application

The Application Site is not involved in any previous planning application.

3.3 Similar Application

There is no similar application for the use of 'Green Fuel Station' within the same "REC" zone under the OZP No. S/NE-TKLN/2. However, a number of public vehicle parks to the east of Heung Yuen Wai Boundary Control Point were approved by the Board. These public vehicle parks serve the local residents and cross-boundary travellers by providing car parking spaces.

4. Development Proposal

4.1 Site Configuration and Layout

The Applicant proposes to use the Application Site for a temporary green fuel station for electric private vehicles for a period of 3 years. The proposed development intends to provide EV charging facilities for the local villagers and residents.

The Application Site has an area of about 2,582 sq.m. The proposed green fuel station will provide a total of 25 spaces (2.5m x 5m) (see Layout Plan at **Figure 4**). 22 of the parking spaces will be fee-paying charging spaces and equipped with EV charging devices, which are covered by two open-sided shelters (height: 3m, 171 sq.m. each). All of which will be direct current (DC) fast chargers with an output power of 100kW. The remaining 3 parking spaces will be designated as 2 waiting spaces for the charging facilities and 1 staff parking space.

In addition, a 1-storey transformer room and switch room (height: 3.5m) with an area of 53 sq.m will be situated to the northern portion of the Application Site, while an ancillary site office (3m high, 15 sq.m) and a washroom (3m high, 15 sq.m), will be placed at the eastern boundary of the Site. The Application Site will be fenced off by 2.5m high chain-link fence on all sides. The key development parameters of the application are shown below: -

Applied Use	Proposed Temporary Green Fuel Station for Electric Private Vehicles with Ancillary Facilities for a Period of 3 Years
Site Area	About 2,582 sq.m. (including 85 sq.m. of Government land)
Total Floor Area (Non-domestic)	About 425 sq.m.
No. of Structures	5 - 1 transformer room and switch room (53 sq.m., Height: 3.5m) - 1 ancillary site office (15 sq.m., Height: 3m) - 1 washroom (15 sq.m., Height: 3m) - 2 Open-sided shelters for EVs charging spaces (Height: 3m, 171 sq.m. each)
Height of Structures	About 3 – 3.5m (1 storey)
No. of Parking Spaces	25 Nos. (2.5m x 5m) - 22 EV charging spaces for private vehicles - 2 waiting spaces for private vehicles - 1 parking space for staff

4.2 Site Operations

The proposed development will provide electric vehicle (EV) charging facilities for private electric vehicles. All EV chargers on site will be quick chargers, with vehicles taking approximately 45–60 minutes to charge fully.

The proposed hours of operation at the Application Site are 24 hours daily, Mondays to Sundays (including public holidays). The Applicant confirms that no vehicle without valid license issued under the Road Traffic Ordinance is allowed to enter or be parked on the Site at any times. Vehicle washing, repairing, dismantling, paint spraying, or other workshop activities are not allowed on the Site at any time.

4.3 Traffic Arrangement

The Application Site can be accessed from Lin Chuk Road via a local track (see **Figure 3**). The Applicant will maintain the existing ingress/egress at the northern boundary of about 3.5m wide. Since the proposed green fuel station will mainly serve the local villagers/ residents, the proposed development would not generate a high traffic volume.

According to the Hong Kong Planning Standards and Guidelines (HKPSG), section 3.9.4 of Chapter 12, a minimum of 2 waiting spaces should be provided in each EV charging station to avoid the awaiting vehicles to queue on public roads. Hence, 2 waiting spaces will be provided within the Application Site to meet the requirements. A holding area is also provided at the northern portion of the site to help deal with the high number of traffic entering and leaving during busy times.

The estimated traffic generation and attraction for the proposed development during the peak operation hour will not be more than 22 round trips (22 EV charging spaces x 1 because of 45-60 minutes charging time for each private vehicle), which could be absorbed by the existing road.

A swept path analysis (see **Figure 5**) demonstrates that vehicles can manoeuvre satisfactorily when entering, exiting, and circulating within the Application Site. There will be no difficulties in internal traffic circulation sense as sufficient spaces for vehicle manoeuvring have been reserved within the Application Site, such that no vehicle has to queue back to or reverse onto/from Lin Chuk Road.

4.4 Drainage Proposal

Part of the Application Site is currently served by drainage channels to discharge the surface runoff. The Applicant will provide drainage facilities within the Application Site to allow surface runoff from

the Application Site to be collected and diverted to the existing village drains. The Applicant will submit a drainage proposal to demonstrate the proposed arrangement of the drainage facilities upon approval of this application.

4.5 Landscape

The northern part of the Application Site is covered by wild grasses while the southern part is overgrown with trees. No old and valuable trees are found within the site. As the existing trees are in conflict with the proposed parking/charging spaces and manoeuvring space, they are all proposed to be felled.

The Application Site is located within an area of rural character intermixed with village settlements, temporary structures, farmland and vacant / unused land, in which private vehicles of the villagers / residents are commonly parked at vacant Government land. Since the proposed development intends to provide EV charging facilities for serving the surrounding villagers and residents, it is considered not incompatible with the landscape character of the surrounding areas.

4.6 Fire Service Installations

To minimize the fire hazard, the Applicant will provide fire service installations (FSIs) to the satisfaction of the Fire Services Department upon approval of this application.

4.7 Environmental Consideration

The nature of the proposed use will merely involve provision of EV charging facilities. To minimize the possible environmental nuisance, the Applicant will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and undertake the following mitigation measures:

- (a) No more than 25 private vehicles will be allowed at the Application Site at the same time;
- (b) No car washing, repairing, paint spraying and other workshop activities will be conducted at the Application Site;
- (c) On-site staff will be deployed to manage the in and out of private vehicles;
- (d) The Application Site will be fenced off by 2.5m high chain-link fence along the site boundary; and
- (e) Septic tank will be provided to treat the sewage generated from the washroom. The Applicant will follow ProPECC PN 1/23 to prevent any water pollution.

5. Planning Justifications

5.1 In Line with Government Policies to Expand Charging Network and Promote EV Usage

The proposed EV charging station will offer parking spaces equipped with rapid EV charging facilities. This initiative aligns with the Government's plans to expand the charging network and promote the use of EVs in Hong Kong. The proposed development also supports Government policies to make effective use of land resources and meet market demand for charging facilities. Technological advancements will ensure that fast charging facilities are provided within the Application Site.

5.2 Meeting the Demand for Quick EV Charging Facilities in the area

The Application Site is located close to several villages, including Chuk Yuen Village (within a 3–4 minute walk) and Kaw Liu Village (within a 10 minute walk). The proposed development will provide 22 charging spaces for private vehicles, helping to meet the daily EV charging needs of nearby villagers and residents. According to data from the EPD, the nearest public EV charging facility is

located at the Heung Yuen Wai Control Point. It provides 126 medium-speed chargers (≤ 20 kW) for private vehicles, but online booking is required for reservations and entry. To improve charging efficiency, the proposed development will provide EV charging spaces equipped with rapid chargers to meet the demand for fast charging and provide a more convenient service for local residents.

5.3 Not Contravene the Planning Intention of "REC" Zone

The Application Site falls within an area zoned "REC" on the approved Ta Kwu Ling North OZP No. S/NE-TKLN/2. Given the surrounding developments, which are mainly village houses, temporary structures, a parking area, farmland and vacant land, the planning intention of the 'REC' zone has not yet been realised. Furthermore, no recreational activities have been identified at the Application Site or in the surrounding areas in the past. As the application is temporary, the proposed development will not jeopardise the long-term planning intention of the 'REC' zone.

5.4 Not Incompatible with Surrounding Land Uses

The proposed development is considered not incompatible with the surrounding land uses. The surrounding area comprises village houses, farmland, temporary structures, a parking area and vacant land. As the development is intended to serve local residents, it could coexist well with existing land uses without having an environmental impact. As the proposed development is not considered incompatible with other developments/facilities in adjacent areas in terms of nature and scale of use, approval of the application would not result in interface problems with the surrounding areas, nor would it cause degradation of the natural environment.

5.5 Optimization of Valuable Land Resources

The Application Site is considered a suitable and preferred location for the proposed development. It is a flat piece of land, so converting it into a green fuel station will be straightforward. Meanwhile, the Application Site is close to existing villages. Providing EV charging spaces will meet the growing demand for EV charging facilities in these areas. The proposed development is therefore considered fully commensurate with its local geographical setting and ideal for maximising land use.

5.6 Will not Hinder Future Development of New Territories North New Town

The Application Site is located within the New Territories North New Town project boundary. The Applicant understands that the proposed development is temporary and agrees to vacate the site when it is resumed by the government for the development of the new town. Due to the temporary nature of the application, the proposed development will not hinder future development of the New Town at the Application Site.

5.7 No Adverse Impacts on the Surrounding Areas

Due to the nature and size of the proposed development, it is not anticipated that there will be any adverse impacts on the surrounding areas, as discussed below:

Traffic

The design of the proposed green fuel station takes vehicular circulation and manoeuvring into account. Only 25 parking spaces will be provided on the site. Two waiting spaces and a holding area have been reserved within the Application Site to prevent cars from queuing outside. The Applicant will implement traffic management measures to ensure pedestrian safety. It is concluded that the proposed development will not have a significant impact on traffic in the surrounding area and is considered acceptable from a traffic engineering point of view.

Drainage

Upon approval of this application, the Applicant will submit a drainage proposal demonstrating the arrangement of the drainage facilities. Drainage facilities will be provided within the Application Site to effectively collect and discharge surface runoff. Therefore, no adverse drainage impact on the surrounding area is anticipated.

Environment

As the proposed EV charging station is intended for the parking of electric private vehicles only, it will not generate adverse noise, air pollution or visual intrusion. In addition, no car washing, repairing, paint spraying and other workshop activities will be carried out on the premises. Therefore, the proposed development will not have any adverse environmental impact on the surrounding area.

6. Conclusion

The Application Site falls within “REC” zone on the Approved Ta Kwu Ling North OZP No. S/NE-TKLN/2. It is currently vacant and overgrown with wild grasses and trees. The Applicant intends to use the site as a green fuel station for electric private vehicles, serving local villagers and residents. Given the location of the site, its existing conditions and the surrounding land uses, the proposed development is not considered to be incompatible with them. As the planning intention for the “REC” zone has not yet been realised, and given the temporary nature of the proposed development, it does not therefore contravene the long-term planning intention of the “REC” zone.

The Application Site is considered a suitable venue for the proposed development, given its geographical location and potential for maximising land use. Additionally, the proposed development will meet local demand for EV charging facilities, particularly by providing quick chargers for electric private vehicles. The development therefore aligns with government policy to expand EV charging networks and promote the wider usage of EVs in Hong Kong.

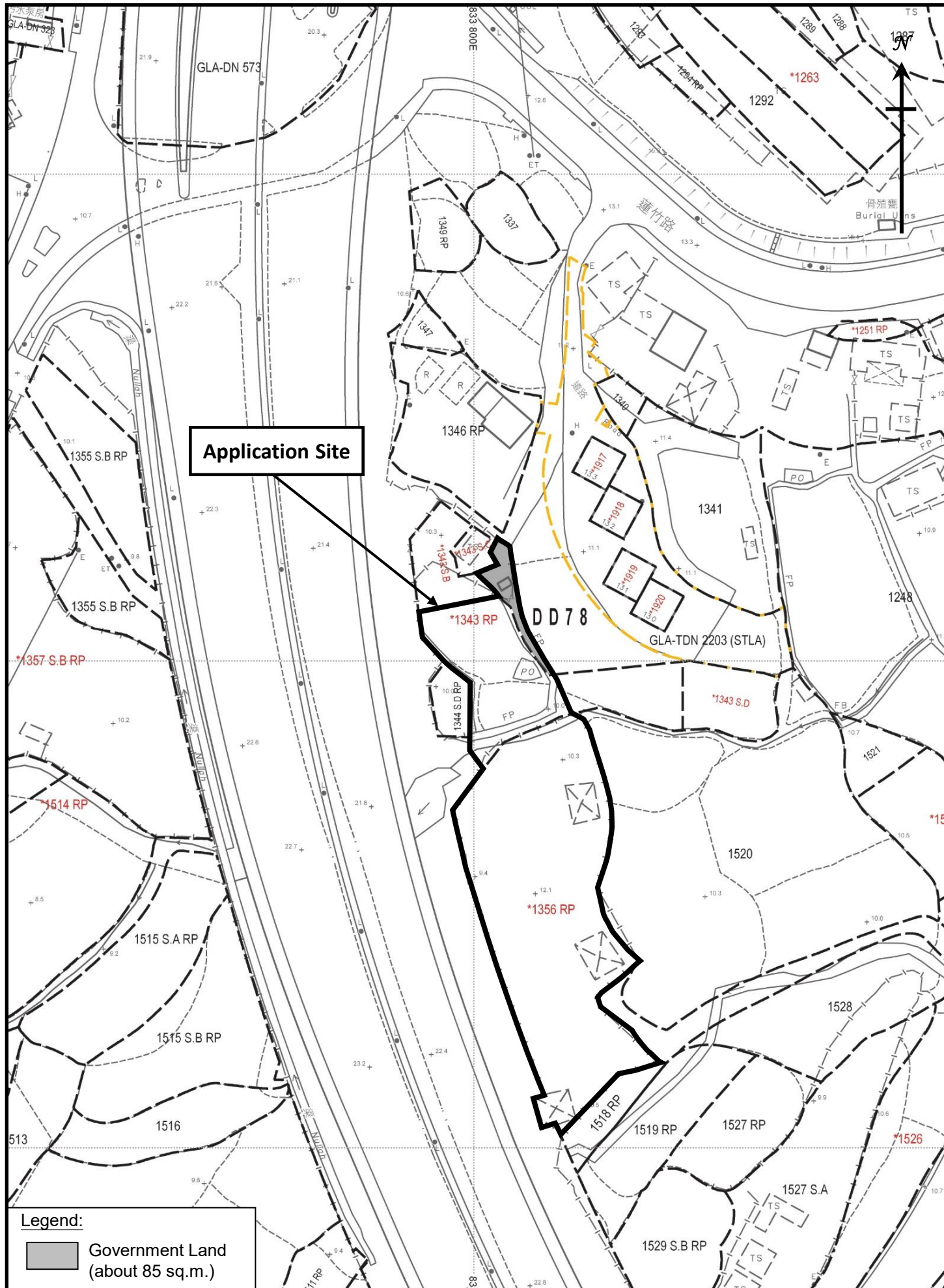
Meanwhile, the temporary nature of the development will not hinder the future development of the New Territories North New Town. It is anticipated that the development will not have adverse impacts on the surrounding environment and that any technical concerns raised by the relevant government departments can be addressed through the implementation of approval conditions.

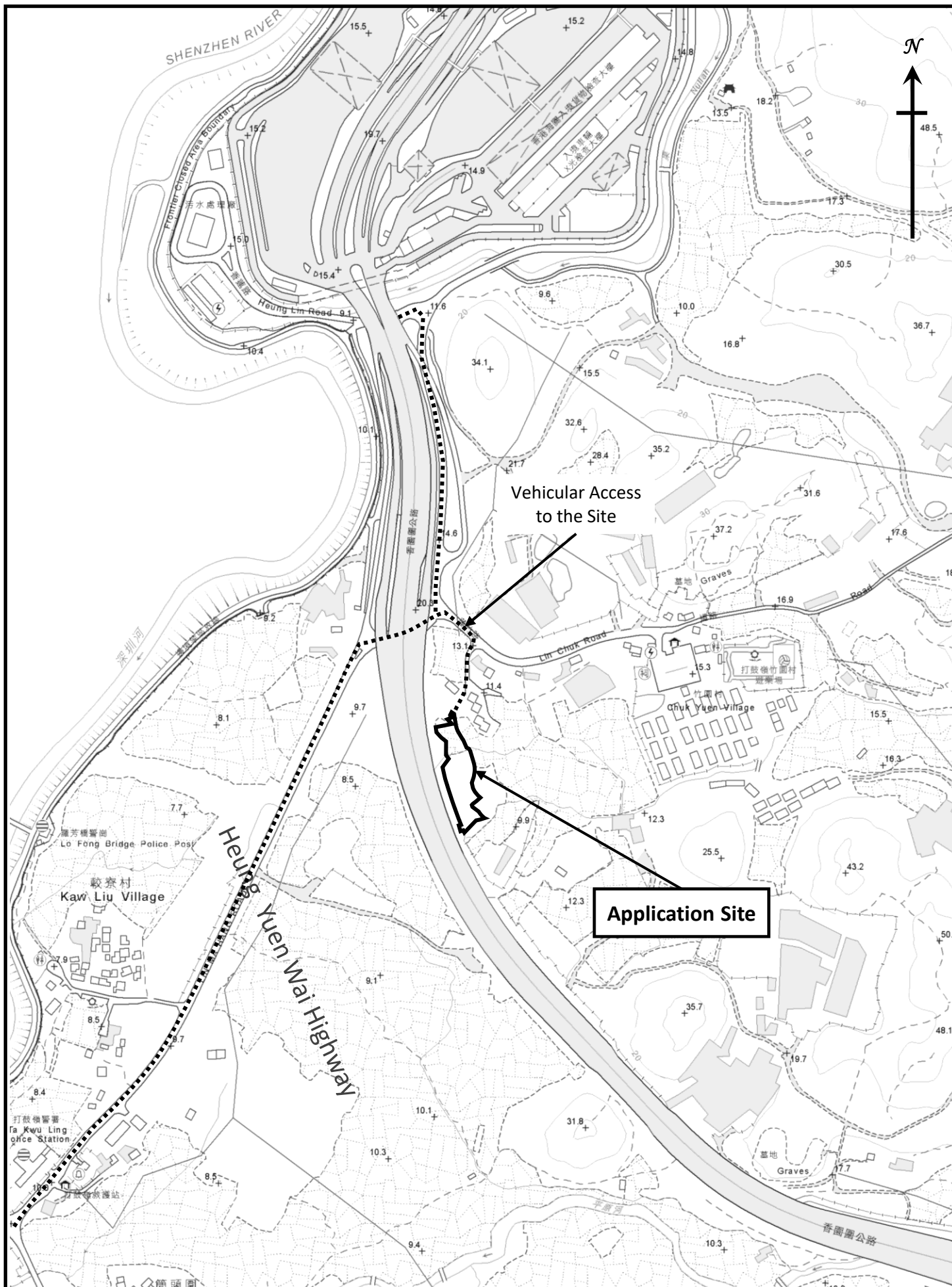
In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

Lawson David & Sung Surveyors Limited
February 2026

Figures

- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan
- Figure 5 Swept Path Analysis





Vehicular Access to the Application Site

Figure 3

1 : 5000



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Legend:

- Application Site (Area: about 2,582m²)
- Open-sided Shelters for Parking
- Charging Spaces for Private Vehicles (22 nos.)
- Waiting Spaces for Private Vehicles (2 nos.)
- Parking Space for Staff (1 no.)

Swept Path Analysis - Private Vehicles

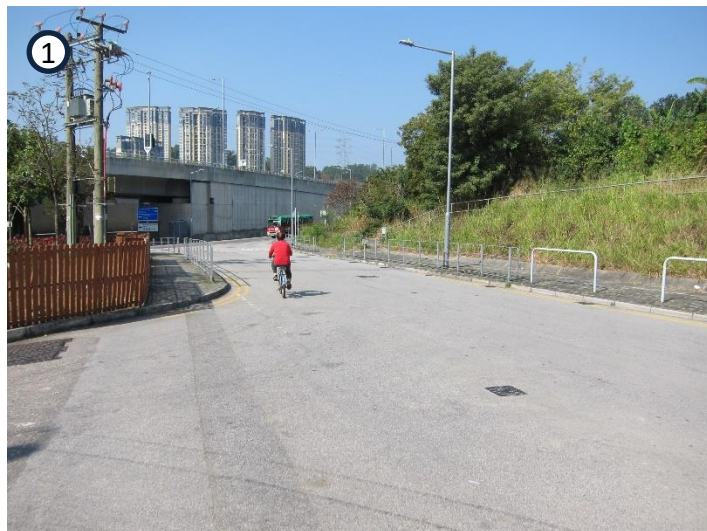
Figure 5

Scale 1:1000



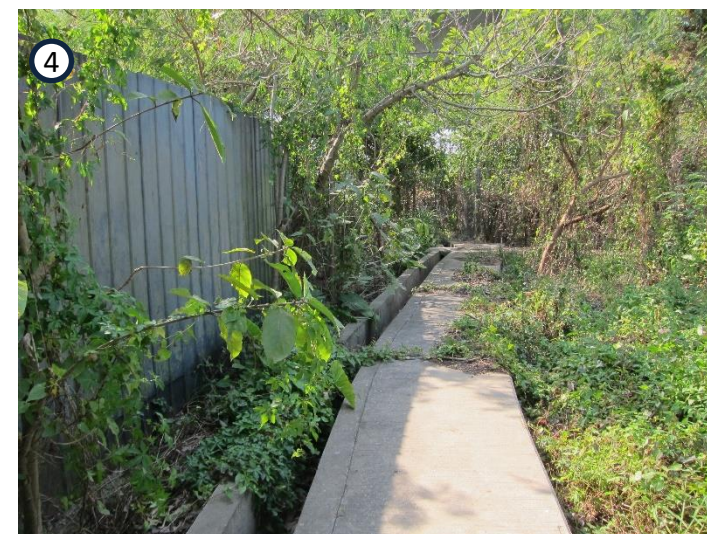
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Site Photos



Legend:

-  Viewpoint of the Photo
-  Photo No.



Existing Condition of the Application Site and Its Surroundings

Site Photos