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Appendix Ic of RNTPC
Paper No. A/NE-TKLN/124B



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By Email and Post

Date : 24 July 2026
Your Ref : TPB/A/NE-TKLN/124
Our Ref. : LDS/PLAN/7252

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

Dear Sir/Madam,

Application for Planning Permission for 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.

(Application No. A/NE-TKLN/124)

We refer to the public comments received during the public inspection period and submit herewith our responses for your consideration.

Should there be any queries, please contact our Ms. Cannis Lee or Ms. Yancy Fung at [REDACTED]

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

 

Encl.

c.c. DPO/STN (Attn: Timothy WU) – By Email
Client

Your Assets for Growth

Table 1: Responses to Departmental Comments and Public Comments (Planning Application No. A/NE-TKLN/124) (24th July, 2026)

COMMENTS		RESPONSES
1.	Planning Department	
(a)	According to the Application Form, it indicates no tree felling while tree felling is mentioned in the submitted Planning Statement (para 4.5). Please clarify the said discrepancy. Also, if tree felling is involved, please advise if there is any distinctive landscape resource within the application site.	(a) The Applicant confirms that tree felling will be involved within the Application Site. The existing trees are mainly common species and located at southern part of the Application Site. Some of the trees are young trees with trunk diameter less than 95mm. There are no old or valuable trees present, and none constitute distinctive landscape resources of notable conservation or amenity value. Therefore, the impact is considered tolerable. A replacement page (Page 6) of the Application Form is attached for your reference.
(b)	It is observed that there is a pond in the submitted layout. Please advise if filling of pond will be involved in the application for the proposed use. Also, according to the submitted drainage proposal, it is noted that some proposed drainage facilities on the existing stream are proposed. Please advise if any diversion of stream will be involved.	(b) Based on site inspection, there is currently no pond within the Application Site. In addition, no stream diversion or drainage facilities are proposed for the existing stream. The existing stream to the east and south of the Application Site will not be affected. The existing drainage ditch within the Application Site will be channelized to divert the flow from east to west. The proposed development would not obstructed natural drainage channels and overland flow.
(c)	Apart from the proposed structures, two waiting spaces and a parking space for staff, the majority of the application site would be left vacant. Please advise.	(c) The Applicant confirms that the remaining area within the Application Site is reserved for holding of private vehicles and vehicle manoeuvring. This arrangement ensures smooth internal circulation and prevents vehicles from queuing or obstructing access outside the Application Site.

2.	Public Comments	
(a)	Villagers raised concerns about electricity supply and fire safety, noting that electric vehicle charging facilities could increase electricity demand in the village and that charging areas may present fire risks.	(a) The Applicant confirms that the electricity supply for the proposed charging facilities will be provided through a separate, dedicated source, which will not affect the electricity consumption of villagers. The Applicant proposes the construction of a transformer room and a switch room, and will conduct a separate application for an electricity supply from CLP. In addition, the Applicant will install fire safety equipment in accordance with the requirements of the Fire Services Department (FSD), including compliance with Fire Service Installations (FSIs) standards, to ensure full compliance of FSIs requirements and eliminate fire hazards.
(b)	Villagers expressed concern that the proposed EV charging station may cause traffic congestion. They noted that Lin Chuk Road has already experienced increased traffic from tourist coaches due to recent developments near the boundary, and worry that vehicles queuing for charging could obstruct village access and pedestrian safety.	(b) The illegal parking of coaches along Lin Chuk Road is not the responsibility of the Applicant. The Applicant confirms that, in accordance with the Hong Kong Planning Standards and Guidelines, two waiting spaces for vehicles to queue for charging will be reserved within the Application Site, together with sufficient holding and manoeuvring space to accommodate vehicle circulation. On-site staff will be deployed to provide directions, manage the traffic flow and ensure that vehicles do not queue outside the site. Prior appointment is required to charge private vehicles. These measures will effectively prevent obstruction to village access and avoid traffic congestion on Lin Chuk Road. To ensure pedestrian safety, revolving warning lights and a 'Be aware of pedestrians' sign will be installed at the entrance of the Application Site.
(c)	Villagers raised concerns that the proposed development may negatively affect daily living conditions, citing potential	(c) The Applicant confirms that vehicle washing, repairing, dismantling, paint spraying, or other workshop activities will not be permitted on

	traffic congestion, noise disturbance at night, and light pollution.	the site at any time. A swept path analysis has been conducted to demonstrate that vehicles can manoeuvre satisfactorily when entering, exiting, and circulating within the Application Site, thereby avoiding traffic congestion. Only basic lighting will be used at night to avoid excessive illumination. Installing motion sensors would further optimize lighting efficiency by ensuring that lights are only active when and where they are needed. In addition, the charging service is intended for residents in the surrounding area. The Application Site will be hard-paved to prevent dust nuisance during vehicle manoeuvring. The Applicant will adopt good site practices during the construction and operation stages.
(d)	Villagers expressed concern that the proposed development is close to nearby village houses and may cause visual impact on the surrounding residential environment.	(d) The Applicant confirms that the proposed development will be fenced off and will have minimal impact on public access areas. This is because the development only involves a few temporary structures, single storey structures: a transformer/switch room, a site office, a washroom, and temporary shelters. Compared with the height of the surrounding buildings, these structures are small in scale and compatible with the surrounding villages, and in keeping with the character of the overall landscape. There is also adequate separation between the Application Site and nearby small houses, ensuring no adverse impact on the neighbourhood.
(e)	Villagers raised concern that the proposed development will require tree felling, thereby affecting the landscape.	(e) There are no old or valuable trees on the Application Site. Therefore, the proposed development will not result in the loss of any trees of notable conservation or landscape value (see our response in Point 1(a) above). The Application Site will be used as a green fuel station only, and no adverse air quality impact is anticipated.

(f)	Villagers expressed concern that the proposed development would induce flooding.	(f) A drainage proposal has been submitted which takes into account the associated filling of land and the drainage conditions/catchment of the surrounding area. The Drainage Services Department (DSD) has no adverse comments regarding the drainage proposal, and the Applicant will implement the drainage proposal to the satisfaction of DSD. The provision of drainage facilities will ensure that surface runoff is properly discharged.
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Proposed operating hours 擬議營運時間

24 hours from Mondays to Sundays (including Public Holidays)

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？		Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Local path connected to Lin Chuk Road ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
		No 否	☐																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																		
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☐ Please provide details 請提供詳情																																
	No 否	☒																																
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																																
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(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☒</td> <td>No 不會 ☐</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>				On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☒	No 不會 ☐	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
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