

2023年 6月 2日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

- 2 JUN 2023

This document is received on
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 Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/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

2301000

13/4 by courier

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE - KLH/627
	Date Received 收到日期	- 2 JUN 2023

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>),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)

LUCKY STATE LIMITED 國福有限公司

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)

PANG HING YEUN 彭慶餘

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)	D.D. 9 Lot Nos. 1054 RP, 1056 RP, 1057 RP & 1061 RP, Tai Hang Heung, Tai Po, New Territories. 新界大埔泰亨鄉丈量約份第9約地段第1054號餘段、1056號餘段、1057號餘段及1061號餘段
(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 1060.7 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 319.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... NA 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	KAU LUNG HANG OZP 九龍坑分區計劃大綱圖 S/NE-KLH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Green Belt 綠化地帶
(f) Current use(s) 現時用途	Vacant 空置 (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. 如上述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
24/05/2023 (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 24/05/2023 (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 位於鄉郊地區土地上及/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, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/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	Temporary private car parks (private cars and light goods vehicles) and electric vehicle charging stations (for a period of 3 years) and related landfill works 臨時私人停車場 (私家車及輕型貨車) 及電動車充電站 (為期三年) 和相關填土工程 (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) <u>Development Schedule 發展細節表</u>	
Proposed uncovered land area 擬議露天土地面積	740.9 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	319.8 .....sq.m <input checked="" type="checkbox"/> 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	NA .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	319.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	319.8 .....sq.m <input checked="" 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) 擬議一個 2.5m x 2.2m 面積約 5.5 平方米，一層高約 3 米用作電力變壓房。擬議兩個 6.1m x 2.2m 面積每個約 13.4 平方米，一層高約 2.6 米用作寫字樓及休息室。擬議一個 32.5m x 5m 面積約 162.5 平方米，一層高約 2.5 米，四面沒有密封之簷篷用作遮擋太陽。擬議一個 25m x 5m 面積約 125 平方米，一層高約 2.5 米，四面沒有密封之簷篷用作遮擋太陽。	
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	27 (5m x 2.5m)
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	3 (5m x 2.5m)
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	
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)	

Proposed operating hours 擬議營運時間 星期一至日全日 24 小時開放，包括公眾假期			
(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	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 大窩西支路	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(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	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(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	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1060.7 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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.....	
.....	
.....	
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> 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	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> 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。

1. 申請位置位于大埔泰亨，申請位置有車路直接到達，該車路連接大窩西支路。
2. 根據資料顯示，現時本港電動車數目約4.5萬輛，而充電位約有5千個，而到了2025年電動車預計增長至8萬輛，數字反映充電位嚴重不足情況將會持續上升。
3. 大部份充電裝置位于市區中，於鄉郊位置除了自家充電位之外，根本沒有任何充電裝置可使用。
4. 對於由電油車所排放的廢氣，在政府推行環保政策上是重要項目之一，而政府極力推行電動車，但若未能提供足夠充電位，實施的政策將會緩慢。
5. 申請位置雖然位于綠化地帶，鄰近亦有屋宇，同時亦位于路邊，無論地理上及環境上都合適作為停車場。
6. 申請位置提供23個私家車充電車位，4個普通私家車車位及3個輕型貨車車位，3.3 噸或以上車輛不得進入及停泊。場內有足夠避車位置，確保不會因阻塞而引至影響附近交通。
7. 我們相信許多車主未轉換電動車的原因是因為居住地方未能安裝充電裝置，而附近亦無充電位可供充電。
8. 申請位置有5個構築物，1個為電力變壓房、1個用作寫字樓、1個用作給員工及等待充電車主休息，2個四面沒有密封之簷篷用作遮擋太陽。
9. 申請位置出入口約5米闊，場內車輛通道約不少於4.5米，因此有足夠闊度給車輛出入，不會做成阻塞。
10. 申請位置部份將需要填土，填土的位置將會鋪上0.2米厚的混凝土。
11. 申請位置星期一至日，全日 24 小時開放，包括公眾假期。
12. 有關申請除了為政府解決充電車位的問題，同時亦為環保項目，我們希望政府重視有關需求，我們若獲得批准，必定遵從有關附帶條件，甚至增加多些條件以確保不會影響環境。

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

PANG HING YEUN

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

on behalf of
代表

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

Date 日期

06-04-2023

(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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	D.D. 9 Lot Nos. 1054 RP, 1056 RP, 1057 RP & 1061 RP, Tai Hang Heung, Tai Po, New Territories. 新界大埔泰亨鄉丈量約份第9約地段第1054號餘段、1056號餘段、 1057號餘段及1061號餘段
Site area 地盤面積	1060.7 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	KAU LUNG HANG OZP 九龍坑分區計劃大綱圖 S/NE-KLH/11
Zoning 地帶	Green Belt 綠化地帶
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary private car parks (private cars and light goods vehicles) and electric vehicle charging stations (for a period of 3 years) and related landfill works 臨時私人停車場 (私家車及輕型貨車) 及電動車充電站 (為期三年) 和相關填土工程

(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	319.8 <input checked="" 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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	5	
(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 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	30.2 % <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		30
	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) _____ _____		27 (5m x 2.5m) 3 (5m x 2.5m)
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

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

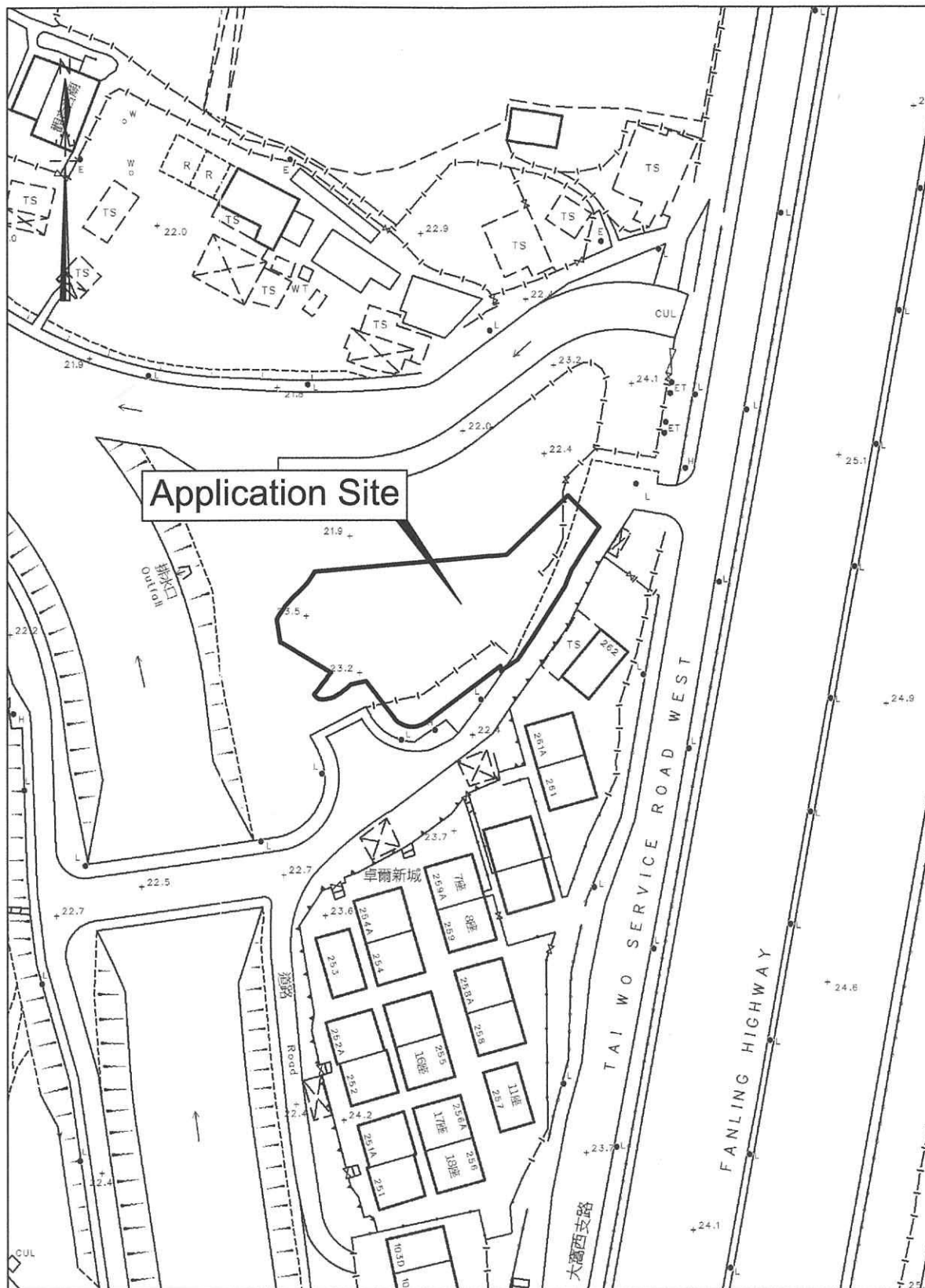
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
Location Plan and Driving Direction, Filling Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

LOCATION PLAN



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 2-24, Wo Tai Street,
Luen Wo Hui, Fanling, N.T.

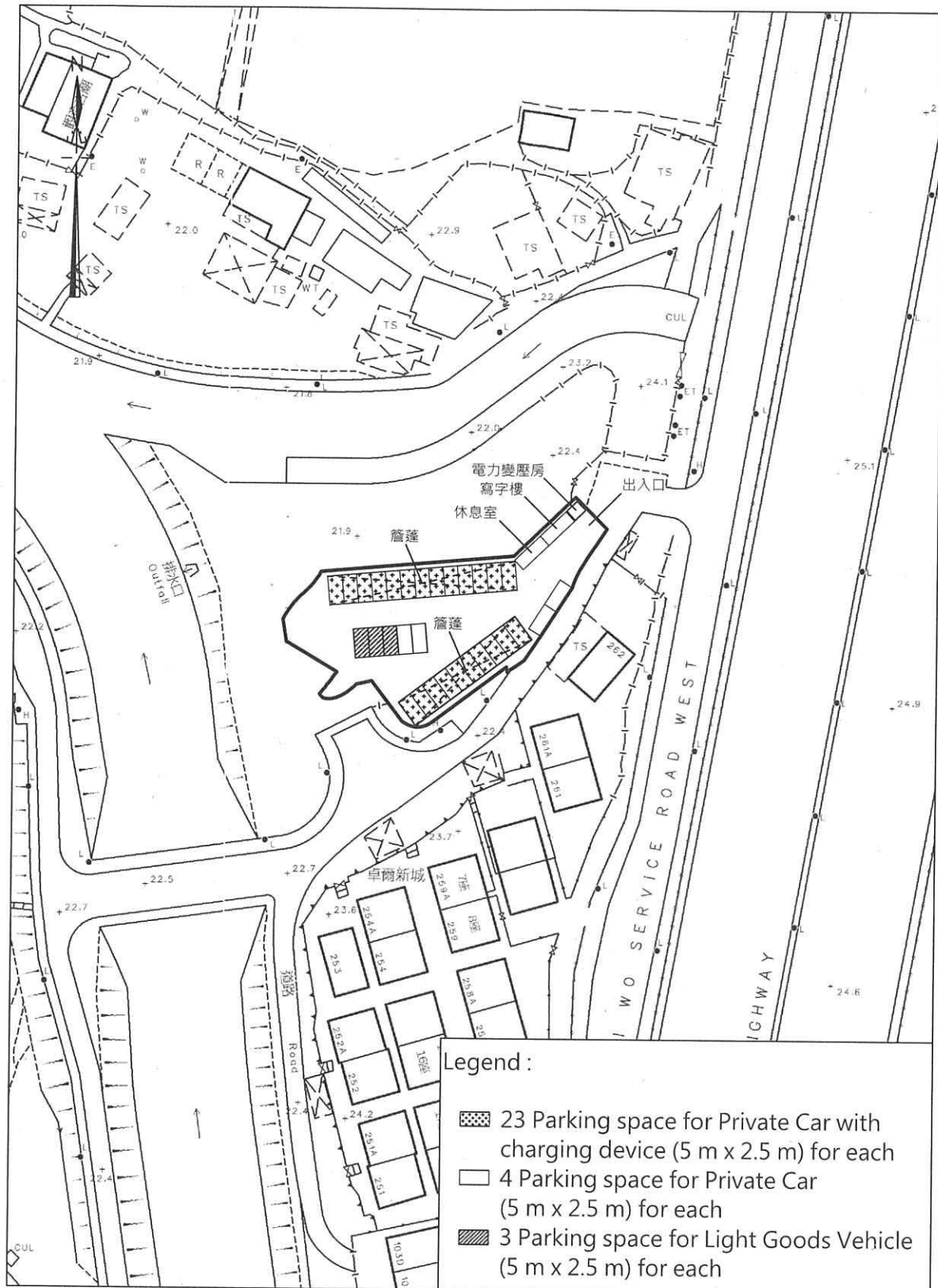
Telephone : 26831600 Mobile : Fax : 26831380
E-mail :

Scale : 1 : 1000

Survey Sheet No. : 3-SW-23A
3-SW-23B

Date : March 2023

LAYOUT PLAN



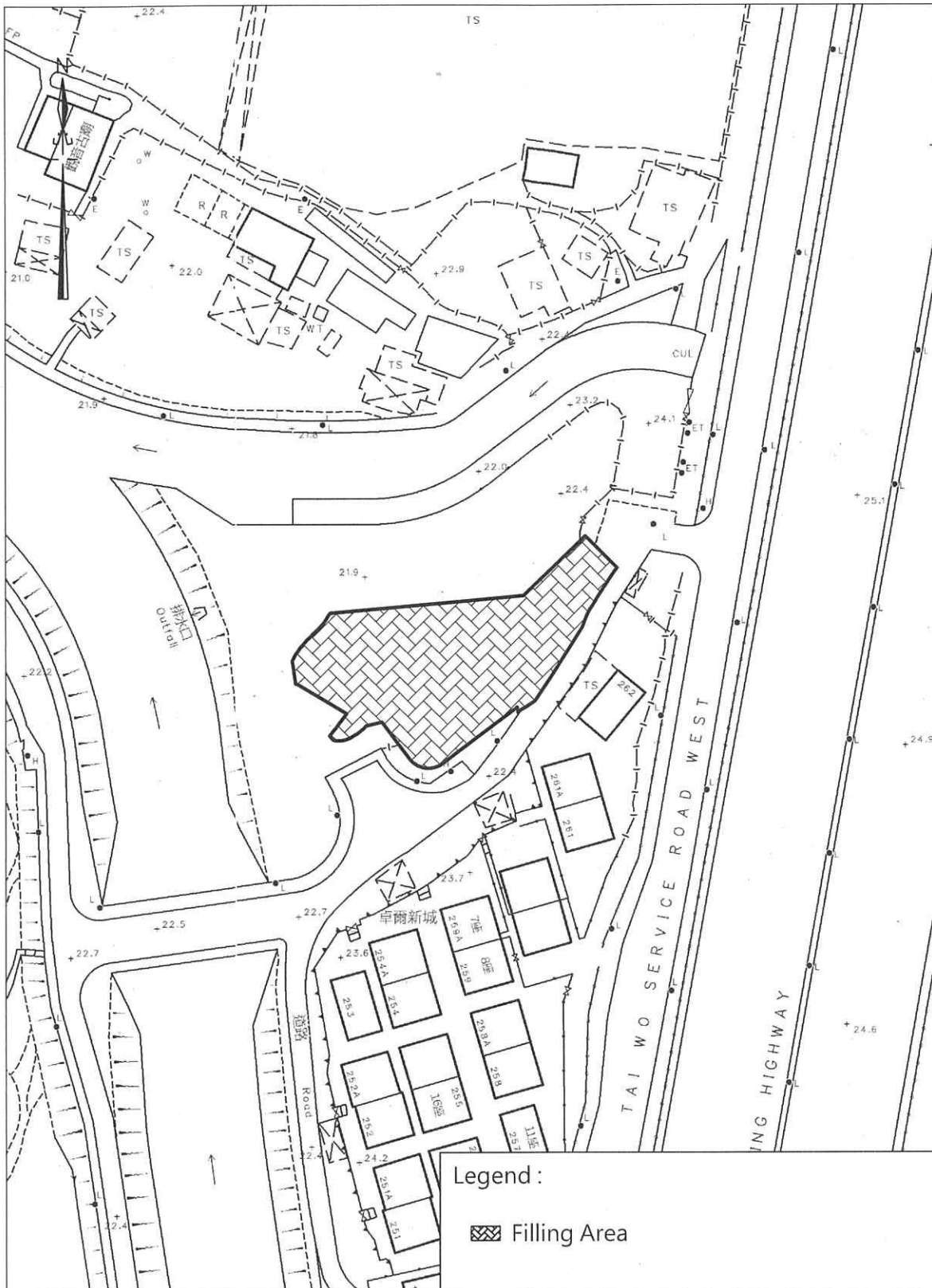
Legend :

- 23 Parking space for Private Car with charging device (5 m x 2.5 m) for each
- 4 Parking space for Private Car (5 m x 2.5 m) for each
- 3 Parking space for Light Goods Vehicle (5 m x 2.5 m) for each
- Driving Direction

E-mail -

Date : March 2023

FILLING PLAN



卓 弘 測 量 服 務 公 司

CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 2-24, Wo Tai Street,
Luen Wo Hui, Fanling, N.T.

Telephone : 26831600 Mobile : [REDACTED] Fax : 26831380

E-mail : [REDACTED]

Scale : 1 : 1000

Survey Sheet No. : 3-SW-23A

3-SW-23B

Date : March 2023

From: [REDACTED]
To: "jsmchan@pland.gov.hk" <jsmchan@pland.gov.hk>
Date: 12/07/2023 09:44
Subject: 回覆: Application A/NE-KLH/627 - Departmental Comments (WSD)

Application No. A/NE-KLH/627

Dear Ms Chan,

We will respond to WSD' s comments.

(a) Our application site will be used solely as a parking lot, so there will be no wastewater discharge.

(b) We will wrap up and transport solid waste or sludge to the refuse collection point every day to ensure that it doesn't affect the gathering grounds.

(c) The use and storage of pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil are strictly prohibited within the parking lot.

(d) We will not use or store any chemicals, including fertilizers and cleaning agents, without prior approval from the Water Authority.

(e) We strictly prohibit any oil leaks and spills within the parking lot. Oil spill cleanup tools such as absorbent pads should be provided to clean up any possible oil leaks or spills.

Control measures should be implemented, including not allowing oil tankers to park within the vehicle parking spaces, to avoid oil leaks or spills in the gathering grounds.

(f) We have tried to keep a safe distance from water courses, and our current parking spaces and charging stations are approximately 20-25 meters away from water courses.

(g) We will construct fences around the parking lot to prevent any litter blown by the wind from escaping into the development area.

(h) Site surface will be paved with 0.2 meters of concrete, site surface should be impermeable to oil and grease. We ensure that any soil contaminated with fuel leakage should be

immediately removed off site and the voids arising from removal of

contaminated soil shall be replaced by suitable material to the satisfaction of the Water Authority.

(i) Drainage channels will be constructed around the parking lot, and each drainage outlet will be equipped with oil and gasoline interceptors and will receive proper maintenance.

We ensure that all drainage interceptors have sufficient capacity to intercept and collect fuel and lubricants in surface water and will be treated off-site.

Proper maintenance and treatment records will be maintained.

(j) We will not conduct on-site vehicle inspection, maintenance, repair, and cleaning activities within the parking lot.

(k) We ensure that no soil and other installation materials that may cause to the gathering grounds pollution will be piled up on site during the construction of the building.

Additionally, all excavated or filled surfaces will be protected, and no sedimentation of silt into water flow will occur. All excavated materials will be wrapped and protected,

and any wastewater contained in the excavated materials will be treated after silt treatment.

(l) We ensure that the operation and maintenance of the transformer shall not cause any contamination and leaching of contaminants to the gathering grounds.

(m) We will comply with the "Conditions of Working within Water Gathering Grounds".

Thank You !

Regards,
H.Y.Pang

從 [Outlook](#) 傳送

寄件者: jsmchan@pland.gov.hk <jsmchan@pland.gov.hk>

寄件日期: 2023年7月10日 15:20

收件者: [REDACTED]

副本: [REDACTED]

[REDACTED]

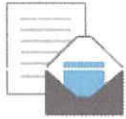
主旨: Re: Application A/NE-KLH/627 - Departmental Comments (WSD)

Dear Mr. Pang,

I tried to call several time but in vain. Grateful if you can call me back urgently Today.

Best regards,
Jenny CHAN

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public



Fw: 回覆: Application A/NE-KLH/627 - Departmental Comments (EEB, EPD)
08/08/2023 16:57

From: Ken Ho Him LEE/PLAND/HKSARG
To: tpbpd@pland.gov.hk
Cc: Jenny So Man CHAN/PLAND/HKSARG@PLAND
File Ref:

Dear TPB Secretariat,

Please find the 2nd further information for Application No. A/NE-KLH/627 submitted by the applicant. Thanks.

Best regards,
Ken LEE
TPG/CPE1, STN DPO
Tel: 2158 6037

----- Forwarded by Ken Ho Him LEE/PLAND/HKSARG on 08/08/2023 16:55 -----

From: [REDACTED]
To: [REDACTED]
Date: 07/08/2023 16:32
Subject: 回覆: Application A/NE-KLH/627 - Departmental Comments (EEB, EPD)

Dear Mr Lee,

Please find the enclosed document, which is reply to relevant department's comments.

Thank You !

Regards,
H.Y.Pang



從 [Outlook](#) 傳送 Application No. ANE-KLH627.pdf

Comments from Environment and Ecology Bureau

According to the Chief Executive's 2022 Policy Address, the Government aims to announce a roadmap for the promotion of electric public transport and commercial vehicles by 2025 and has set a target of introducing about 3 000 electric taxis by end-2027. A comprehensive quick charging network is needed to effectively support the operations of electric commercial vehicles and achieve the aforesaid target. In this connection, we suggest the applicant to consider installing quick chargers (e.g. with output power of 100kW or higher) at the application site and open up a certain number of charging spaces for electric commercial vehicles for use, such as electric taxis and electric light goods vehicles, to act in concert without aforesaid policy directions on electric commercial vehicles.

Reply: 2 x over 100kw DC chargers and 6 x 11kw AC chargers; The output power and quantity of the chargers will be adjusted and upgraded according to future demand. We have also received support from the taxi associations in the construction of charging stations to support the operation of the electric taxis.

Comments from Environmental Protection Department

(a) What are the output power of the proposed electric vehicle (EV) chargers to be installed for these parking spaces?

Reply: 6 x upto 120kw DC chargers and 17 x 11kw AC chargers; The output power and quantity of the chargers will be adjusted and upgraded according to future demand.

(b) Whom will the EV chargers serve for (open to public for charging and/or internal staff use or others)? Please provide breakdown of the EV chargers if they will serve for different groups; and

Reply: The EV chargers will open to public includes private cars, electric taxi and LGV. We have also received support from the taxi associations in the construction of charging stations to support the operation of the electric taxis.

(c) Will fee-charging payment be required for using these EV chargers? If affirmative, any smart systems (e.g. display boards showing the EV charging space availability information, occupancy sensors, etc.) including payment system will be installed?

Reply: We will be implementing the mobile apps for payment and charging purposes. Users will be able to make payments and check the availability of charging stations in real-time through the mobile apps.



回覆: Application A/NE-KLH/627 - 1st Further Information Departmental Comments
(WSD)08/08/2023 22:47

From: [REDACTED]

To: [REDACTED]

File Ref:

Follow Up:

Normal Priority.

History:

This message has been forwarded.

Dear Mr Lee,

We reply to WSD's comments

During the operation and maintenance of the proposed parking lot, even though the staff and drivers may stay in the on-site office and lounge, we will not generate sewage. If necessary, the relevant personnel will walk about 15 minutes to use the Tai Wo Village public toilet.

We will post notices around the application site to remind all drivers that cleaning and maintenance activities are not allowed at the application site. If any violations are found, the offenders will be immediately asked to leave the application site.

If approved, we will submit appropriate drainage proposals that are guaranteed to meet the satisfaction of the relevant department.

Thank You !

Regards,
H.Y.Pang

從 [Outlook](#) 傳送



A/NE-KLH/62710/08/2023 23:24

From: [REDACTED]

To: "khhlee@pland.gov.hk" <khhlee@pland.gov.hk>

File Ref:

3 Attachments



Application No. ANE-KLH627.pdf



P.5 D.D. 9 Lot 1054 RP, 1056 RP, 1057 RP & 1061 RP Town Planning-Model.pdf



P.10 D.D. 9 Lot 1054 RP, 1056 RP, 1057 RP & 1061 RP Town Planning-Model.pdf

Dear Mr Lee,

Please find the enclosed revised form and document, which is reply to relevant department's comments.

The content on the first page regarding the response from the department's comments is not applicable (as it has already been reply to the Water Supplies Department).

Thank You !

Regards,
H.Y.Pang

從 [Outlook](#) 傳送

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**

位於鄉郊地區土地上及/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, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/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	Temporary private car parks (private cars and light goods vehicles and taxi) and electric vehicle charging stations (for a period of 3 years) and related landfill works 臨時私人停車場 (私家車及輕型貨車及的士)及電動車充電站 (為期三年) 和相關填土工程 (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	.....740.9.....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....319.8.....sq.m	<input checked="" type="checkbox"/> 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	.....NA.....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....319.8.....sq.m	<input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....319.8.....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) 擬議一個2.5m x 2.2m 面積約5.5平方米，一層高約3米用作電力變壓房。擬議兩個 6.1m x 2.2m 面積每個約13.4平方米，一層高約2.6m用作寫字樓及休息室。擬議一個32.5m x 5m 面積約162.5平方米，一層高約2.5米，四面沒有密封之簷篷用作遮擋太陽。擬議一個25m x 5m 面積約125平方米，一層高約2.5米，四面沒有密封之簷篷用作遮擋太陽。		
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	.....27 (5m x 2.5m).....	
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....3 (5m x 2.5m).....	
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	.....
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)	.....

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置／地址	D.D. 9 Lot Nos. 1054 RP, 1056 RP, 1057 RP & 1061 RP, Tai Hang Heung, Tai Po, New Territories. 新界大埔泰亨鄉丈量約份第9約地段第1054號餘段、1056號餘段、 1057號餘段及1061號餘段	
Site area 地盤面積	1060.7 (includes Government land of 包括政府土地	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	KAU LUNG HANG OZP 九龍坑分區計劃大綱圖 S/NE-KLH/11	
Zoning 地帶	Green Belt 綠化地帶	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	Temporary private car parks (private cars and light goods vehicles and taxi) and electric vehicle charging stations (for a period of 3 years) and related landfill works 臨時私人停車場 (私家車及輕型貨車及的士)及電動車充電站 (為期三年) 和相關填土工程	

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Fw: 回覆: Application A/NE-KLH/627 - Departmental Comments (WSD)

28/08/2023 10:03

From: Jenny So Man CHAN/PLAND/HKSARG
To: tpbpd@pland.gov.hk
Cc: [REDACTED]
[REDACTED]
[REDACTED]

Dear TPB Secretariat,

The applicant's representation of A/NE-KLH/627 submits FI to address departmental comments. Thanks.

Best regards,
Jenny CHAN
TP/CPE2
Sha Tin, Tai Po and North District Planning Office
Planning Department
Tel: 2158 6235

----- Forwarded by Jenny So Man CHAN/PLAND/HKSARG on 28/08/2023 10:03 -----

From: [REDACTED]
To: "jsmchan@pland.gov.hk" <jsmchan@pland.gov.hk>
Date: 27/08/2023 22:59
Subject: 回覆: Application A/NE-KLH/627 - Departmental Comments (WSD)

Dear Ms Chan,

We reply to WSD comments.

1. Install prominent and visible signage at key locations within the site, particularly near the WGG, to remind employees and visitors about the prohibition of polluting the WGG. The signage should clearly state the consequences of non-compliance and provide emergency contact information in case of spills or accidents.
2. Conduct regular training sessions and awareness programs for employees to educate them about the importance of protecting the WGG and the proper handling of chemicals. Promote a culture of environmental responsibility and emphasize the significance of adhering to the mitigation measures.
3. We will conduct daily patrols on-site to prevent any pollution activities. If any potential issues or signs of deterioration are identified, we will promptly address any leaks, damages, or maintenance requirements to prevent the risk of contamination.

Thank You !

Regards,
H.Y.Pang

從 [Outlook](#) 傳送

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Fw: 回覆: Application No. A/NE-KLH/627

11/09/2023 10:49

From: Jenny So Man CHAN/PLAND/HKSARG
To: tpbpd@pland.gov.hk
Cc: Ken Ho Him LEE/PLAND/HKSARG@PLAND,

File Ref:

Dear TPB Secretariat,

FYI, the applicant submitted FI

Best regards,
Jenny CHAN
TP/CPE2
Sha Tin, Tai Po and North District Planning Office
Planning Department
Tel: 2158 6235

----- Forwarded by Jenny So Man CHAN/PLAND/HKSARG on 11/09/2023 10:34 -----

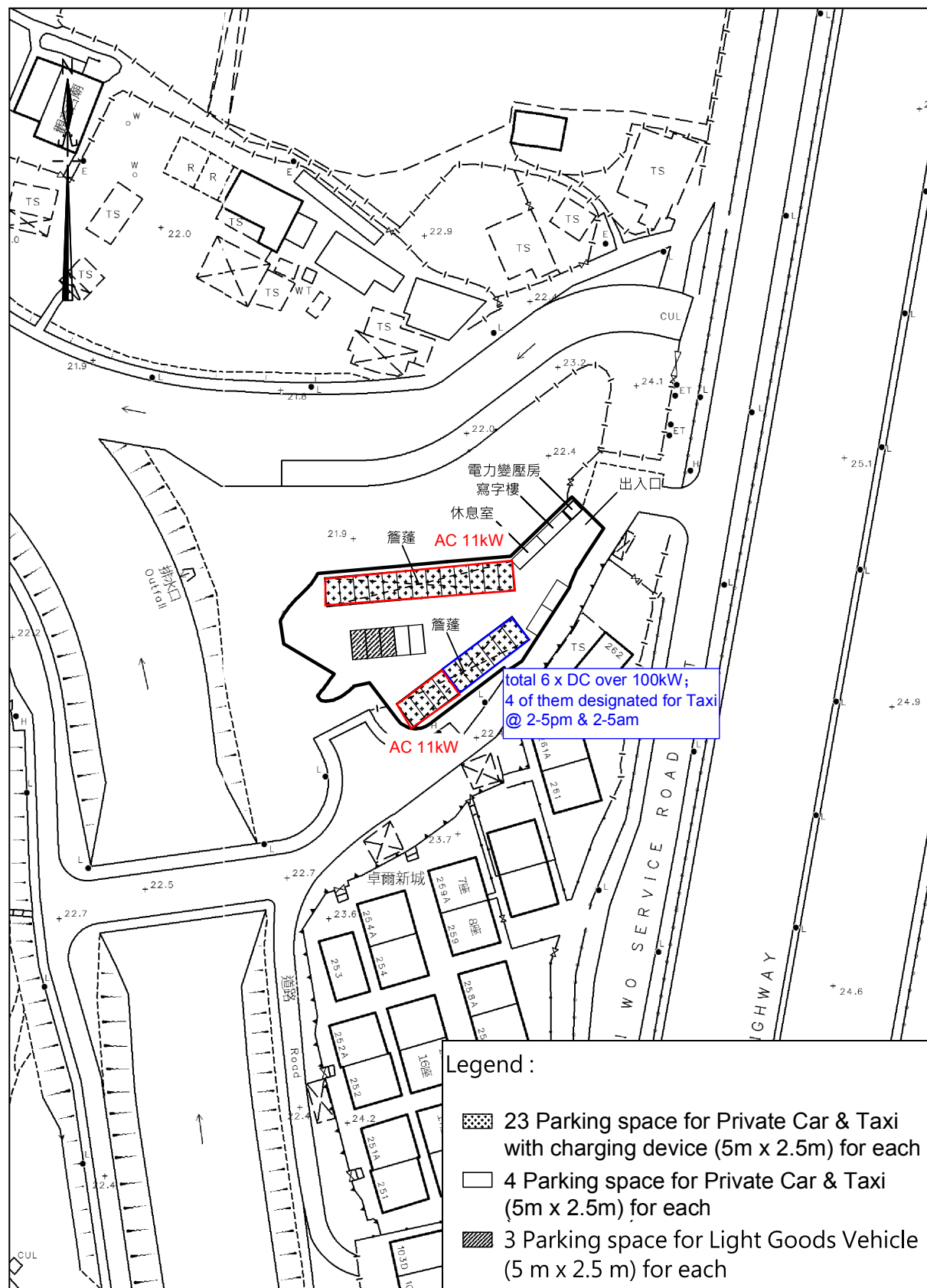
From: "Chi Keung Lau, Kenji" <[REDACTED]>
To: "jsmchan@pland.gov.hk" <jsmchan@pland.gov.hk>, "jpkwong@pland.gov.hk" <jpkwong@pland.gov.hk>, "khhlee@pland.gov.hk" <khhlee@pland.gov.hk>
Cc: Amanda Chan <[REDACTED]>
Date: 07/09/2023 18:12
Subject: 回覆: Application No. A/NE-KLH/627

Dear Ms. Chan,
Further to discuss, please find the revised document for your information.
Best Regards,
Kenji Lau

寄件者: Chi Keung Lau, Kenji <[REDACTED]>
寄件日期: 2023年9月7日 17:32
收件者: jsmchan@pland.gov.hk <jsmchan@pland.gov.hk>; jpkwong@pland.gov.hk <jpkwong@pland.gov.hk>; khlee@pland.gov.hk <khhlee@pland.gov.hk>
副本: Amanda Chan <[REDACTED]>
主旨: 回覆: Application No. A/NE-KLH/627

Dear Mr. Lee,
Please find the enclosed document for your information.
Best Regards,
Kenji Lau

LAYOUT PLAN



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

1/F, Block A, Wo Tai Building, No. 2-24, Wo Tai Street,
Luen Wo Hui, Fanling, N.T.

Telephone : 26831600 Mobile : [REDACTED] Fax : 26831380

E-mail - [REDACTED]

Scale : 1 : 1000

Survey Sheet No. : 3-SW-23A

3-SW-23B

Date : March 2023

Application No. A/NE-KLH/627

Dear Mr. PANG,

I refer to my earlier telephone conversation with Ms. CHAN regarding the captioned application. You are advised to clarify on the following issues:

(a) referring to your response to comments of Environment and Ecology Bureau and Environmental Protection Department dated 7.8.2023, you have mentioned "2 x over 100kw DC chargers and 6 x 11kw AC chargers" and "6x upto 120kw DC chargers and 17 x 11kw AC chargers" respectively, which are not consistent. Please clarify the number of different type of chargers and indicate their locations on the layout plan; and

Reply: Update the layout plan. Total 6x over 100kw DC chargers and 17 x 11kw AC chargers

(b) please clarify whether taxis are allowed to be parked on the site at any time at any of the parking spaces, or they are only allowed to be parked on site within the specified hours at designated spaces. If in the case of the latter, please mark clearly on the layout plan their locations. Please also advise whether the designated taxi spaces will be open to other types of vehicles if they are vacant/outside the specified hours.

Reply: As reply date 7.8.2023, that the project has received support from the Taxi Association and will proceed as planned to support the operation of the taxi. The charging station will be open to private car & taxi to charge on the site at any time at any of the parking spaces. Especially during peak taxi charging hours, 4 out of the 6 high-speed charging stations (D/C chargers) will be exclusively reserved for taxi use only to ensure efficient service for the taxi based on the requirement.

Please call for discussion.

If you intend to make response to the comments or provide further information to supplement your application, please make reference to the Town Planning Board Guidelines (TPB PG-No. 32A) which is available for public viewing at the website of the TPB

(https://www.info.gov.hk/tpb/en/forms/Guidelines/TPB_PG_32A.pdf).

Best regards,

Ken LEE

TPG/CPE1, STN DPO

Planning Department

Tel: 2158 6037

Extracts of Town Planning Board Guidelines No. 10 on Application for Development within “Green Belt” (“GB”) Zone under Section 16 of the Town Planning Ordinance (TPB PG-No.10)

- (a) there is a general presumption against development (other than redevelopment) in a “GB” zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use;
- (b) an application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) the design and layout of any proposed development should be compatible with the surrounding areas. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (d) the vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided;
- (e) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, road and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (f) the proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds (WGG);
- (g) the proposed development should not overstrain the overall provision of G/IC facilities in the general area; and
- (h) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD):

- no objection to the application;
- the application site (the Site) is held under Block Government Lease demised for agricultural use. No structure is allowed to be erected without prior approval from his office; and
- there is no guarantee to the grant of a right of way to the Site or approval of the Emergency Vehicular Access (EVA).

2. Traffic

Comments of the Commissioner for Transport (C for T):

- no objection to the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- there was no environmental complaint received against the Site in the past three years; and
- adequate space shall be reserved for installation and maintenance of the different types of Electric Vehicle (EV) chargers, especially the direct current chargers. The space occupied by the EV chargers may affect the layout arrangement of the proposed parking spaces. In view of this, the proposed locations of the EV chargers with adequate dimensions shall also be indicated in the layout plan.

4. Nature Conservation

Comments of Director of Agriculture, Fisheries and Conservation (DAFC):

- no strong view on the application from nature conservation point of view; and
- the Site is overgrown with vegetation dominated by the invasive exotic species.

5. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no objection to the application from landscape planning perspective; and
- the Site is located in an area of settled valleys landscapes character comprising of clusters of tree groups, a watercourse at the west and north, small houses mainly within the " Village Type Development" (" V") zone to the south and temporary structures within " Open Storage" (" OS") zone at the further north. The site is covered by self-seeded vegetation and trees of invasive species. Significant adverse impact on the landscape character and existing landscape resources within the site is not anticipated.

6. **Drainage**

Comment of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- if the application is approved, an approval condition on the submission and implementation of existing drainage facilities for the Site is required to ensure that it will not cause adverse drainage impact to the adjacent area.

7. **Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the application subject to FSIs being provided to his satisfaction.

8. **Water Supply**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application; and
- the Site is within the upper indirect Water Gathering Grounds (WGG); there are risks of contamination to the WGG due to the operation and management of the temporary private vehicle park. In order to safeguard the raw water quality in WGG, the applicant shall provide a risk assessment report to prove and demonstrate to the satisfaction of the WSD that there is no material increase in pollution effect resulting from the proposed development. The risk assessment report shall demonstrate that the requirements at paragraph (i) of **Appendix IV** are met.

9. **Electricity Safety**

Comments of the Director of Electrical and Mechanical Services:

- no particular comment from electricity supply safety aspect;

10. Other Departments

The following departments have no objection to/no adverse comments on the application:

- Chief Highway Engineer/New Territories East, Highways Department;
- Commissioner of Police;
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Project Manager (North), Civil Engineering and Development Department; and
- District Officer (Tai Po), Home Affairs Department.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed development with the concerned owner(s) of the Site;
- (b) to note the comments of District Lands Officer, Tai Po (DLO/TP, LandsD) that:
 - the lot owner is required to submit an application for Short Term Waiver (“STW”) to LandsD if he wishes to erect structures on the Site. However, there is no guarantee at this stage that the STW application would be approved. If the STW application is approved by this office acting in the capacity as landlord at its sole discretion, such approval will be subject to such terms and conditions as may be imposed by this office including payment of waiver fee and administrative fee as considered appropriate; and
 - there is no guarantee to the grant of a right of way to the Site or approval of the emergency vehicular access (EVA) thereto;
- (c) to note the comments of the Commissioner of Transport (C for T) that:
 - the village road connecting to the Site from Tai Wo Service Road West is not managed by his office and the applicant should seek comments from the management and maintenance party of the local road; and
 - it is noted that vehicles will have to access the adjacent private lot in order to reach the proposed parking spaces. The applicant shall make their own arrangement with the concerned landowners for using the road, and the land status, management, maintenance responsibilities of it should be clarified with the relevant lands and maintenance authorities in order to avoid potential land disputes;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” ;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - the applicant should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural

streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works; The runoff within the Site including runoff from the rooftop shall be served by a designated stormwater collection and discharge system and shall not be drained to the public sewerage network;

- public sewers exist in the vicinity but the feasibility of sewerage connection is subject to the invert level of discharge connection pipe leading from the Site. No stud pipe is reserved for sewage connection. The applicant shall demonstrate the technical feasibility of sewerage connection. Should the applicant choose to dispose of the sewage of the proposed development through other means, views and comments from Environmental Protection Department should be sought;
- provision of written consent(s) from relevant lot owner(s) and/or LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones outside the application lot(s) or on Government land (where required); and
- the cost and work of drainage and sewerage connection as well as future maintenance responsibility shall be borne by the applicant;

(g) to note the comments of the Director of Fire Services (D of FS) that:

- in consideration of the design/nature of the proposal, fire services installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, and the locations of where the proposed FSIs to be installed should be clearly marked on the layout plans;
- having considered the electric vehicle charging station is involved, the applicant should make reference to the Fire's Emergency Switch; and
- if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:

- the applicant shall provide a risk assessment report to prove and demonstrate to the satisfaction of the WSD that the following conditions are met:
 - (a) no discharge of effluent or foul water into adjoining land, storm water drain, channel, stream or river course is allowed. Such foul water or effluent shall be collected and disposed of outside Water Gathering Ground (WGG);
 - (b) all solid waste and sludge arising from the proposed development shall be disposed of properly outside WGG;

- (c) the use and storage of pesticides, herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil are strictly prohibited in WGG;
- (d) no chemicals including fertilizers and detergents shall be used/stored without the prior approval from the Water Authority;
- (e) oil leakage and spillage are not allowed within WGG at all time. Oil and grease decontamination kit such as absorbent pads shall be made available to decontaminate any possible oil leakage or spillage. Control measures including not allowing oil tanker to park inside the vehicle parking spaces shall be implemented to avoid oil leakage or spillage in the WGG;
- (f) the vehicle park cum electric vehicle charging station and its associated activities shall be located away from any water courses as far as possible. Signage for alerting not to pollute the WGG should be displayed;
- (g) fencing shall be erected on the sides facing the nearest stream course to trap all wind-blown litters within the site of development;
- (h) vehicle park shall be surrounded by kerbs and drains. Drainage traps such as grease traps and petrol interceptors shall be installed at each of the drainage outlets and shall be under proper maintenance. All such drainage traps shall have sufficient capacity to ensure the proper interception and collection of fuel and lubricants in surface run-off for off-site disposal. Proper maintenance and disposal records should be maintained;
- (i) besides vehicle parking, other activities such as on-site vehicle inspection, maintenance, repairing and washing activities shall not be allowed in the proposed development;
- (j) during erection of the proposed structures, no earth and other installation materials which may cause contamination to the WGG are allowed to be stockpiled or stored on Site. Furthermore, all excavated or filled surfaces shall be protected from erosion and siltation to any water courses shall be prevented within WGG. All spoils shall be contained and protected and effluent containing spoils shall be disposed or after desiltation;
- (k) the operation and maintenance of the transformer shall not cause any contamination and leaching of contaminants to the WGG; and
- (l) the “Condition of Working within Water Gathering Grounds” shall be complied.

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A/NE-KLH/627 DD 9 Tai Hang
26/06/2023 03:19

From:
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

A/NE-KLH/627

Lot 1054 RP, 1056 RP, 1057 RP and 1061 RP in D.D. 9, Tai Hang, Tai Po

Site area:: About 1,060.7sq.m

Zoning: "Green Belt"

Applied use: 30 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. Previous applications for brownfield use were rejected. There are trees on the lots but no data provided and adequate room for parking within the "V" zone.

The Electric Vehicle Charging Station for a Period of 3 Years is for brownie points. EVs can be recharged anywhere, just plug them in. Going forward many residential developments will incorporate this facility,

Members should reject this application as it view of the expensive development in the area there is need to preserve some natural surroundings.

Mary Mulvihill