

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Timothy Wai Pui WU/PLAND

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寄件者: William Shu Tai WONG/PLAND  
寄件日期: 2024年07月29日星期一 14:25  
收件者: Timothy Wai Pui WU/PLAND  
主旨: Fw: A/NE-TKLN/82的進一步資料

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From: stndp/PLAND <stndpo@pland.gov.hk>  
Sent: Wednesday, February 21, 2024 5:22 PM  
To: William Shu Tai WONG/PLAND <[REDACTED]>; Tim TY FUNG/PLAND <[REDACTED]>  
Subject: Fw: A/NE-TKLN/82的進一步資料

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From: tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
Sent: Wednesday, February 21, 2024 3:36 PM  
To: stndp/PLAND <[stndpo@pland.gov.hk](mailto:stndpo@pland.gov.hk)>  
Cc: Gloria Wai Mei LAM/PLAND <[REDACTED]>  
Subject: Fw: A/NE-TKLN/82的進一步資料

From: faith yu <[REDACTED]>  
Sent: Wednesday, February 21, 2024 3:34 PM  
To: tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
Subject: A/NE-TKLN/82的進一步資料

尊敬的城規會辦事人員你們好，我是TKLN/82 的規劃申請的經辦人，余生，是次來郵為補充說明，該申請的充電車位不設泊車服務，所有進場充電車輛需要在充滿電之後，在一個小時之內離開充電站，申請人也會聘請充電站管理人員，打理充電站的秩序，在完成充電後及時要求車輛離開充電站。

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**William Shu Tai WONG/PLAND**

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寄件者: stndp/PLAND  
寄件日期: 2024年03月08日星期五 16:20  
收件者: William Shu Tai WONG/PLAND; Tim TY FUNG/PLAND  
主旨: Fw: 回復環保署的意見，關於A/NE-TKLN/82  
附件: 充電樁佈局圖.pdf; 回復環保署意見.pdf

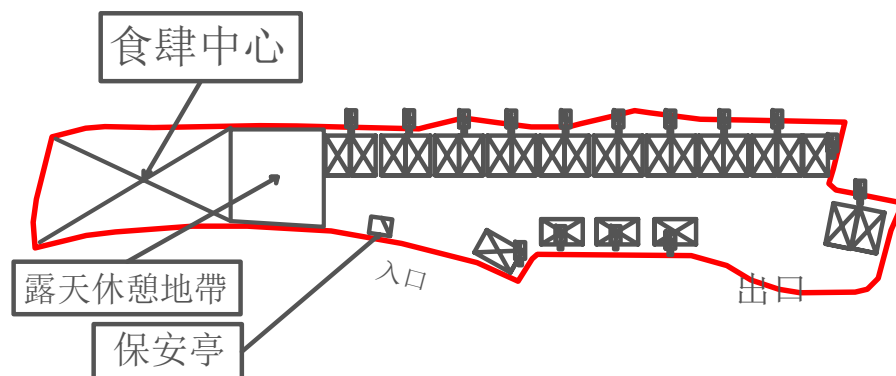
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**From:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Sent:** Friday, March 8, 2024 2:35 PM  
**To:** stndp/PLAND <stndpo@pland.gov.hk>  
**Cc:** Gloria Wai Mei LAM/PLAND <[REDACTED]>  
**Subject:** Fw: 回復環保署的意見，關於A/NE-TKLN/82

**From:** faith yu <[REDACTED]>  
**Sent:** Friday, March 8, 2024 2:13 PM  
**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Subject:** 回復環保署的意見，關於A/NE-TKLN/82

尊敬的環保署署長，你好，我是A/NE-TKLN/82的經辦人，余生，早前從城規會人員的電郵中見到來自貴署對於該申請的意見，我在附件中逐一回復了貴署的意見，並繪畫了佈局圖，如貴署對該申請有任何疑問，也可以聯絡本人，余生54908206，多謝城規會辦事人員和環保署的時間和指導。

## 佈局圖2



充電樁，共設15個



停車位

圖目： 佈局圖2

圖號： 6

圖則： S/NE-TKLN/2

申請地點： DD 80 LOT 75 RP,78

申請用途：

擬議臨時食肆和加油站（只限充電）  
（為期三年）

(申請號碼： A/NE-TKLN/82)

回復環保署署長的意見；

●關於充電樁數量和輸出功率：

充電站總共會安裝 15 個充電樁，2 個車位分享一個充電樁或者 1 個車位安裝 1 個充電樁，輸出功率為 120KW-180KW

●此充電站將向公眾開放

●使用這些充電樁需要付費，會安裝支付系統，如 VISA/MASTER/八達通/支付寶等，

●電動車充電樁和車位佈局圖在附件中展示

●我們會通知車主充電情況，並加收停車附加費，希望車主盡快離場。



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**William Shu Tai WONG/PLAND**

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寄件者: faith yu [REDACTED]  
寄件日期: 2024年04月08日星期一 23:20  
收件者: William Shu Tai WONG/PLAND  
主旨: A/NE-TKLN/82的申請表格更改頁  
附件: 申請表格更改頁第11.pdf  
  
類別: Internet Email

尊敬的黃生，你好，我是 A/NE-TKLN/82 的經辦人余生，是次來郵為  
補上該申請的表格更改頁第 11，在附件中展示

|  |  |   |  |
|--|--|---|--|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |  | sq.m 平方米  | Plot Ratio 地積比率  |
|  | Domestic<br>住用   | N /A <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於           | N /A <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於            |
|  | Non-domestic<br>非住用  | 215 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | 0.22 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks<br>幢數   | Domestic<br>住用   | N /A  |  |
|  | Non-domestic<br>非住用  | 3   |  |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用   | N /A m 米<br><input type="checkbox"/> (Not more than 不多於)                                      |  |
|  |  | N /A Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                             |  |
|  | Non-domestic<br>非住用  | 5 m 米<br><input checked="" type="checkbox"/> (Not more than 不多於)                              |  |
|  |  | 1 Storeys(s) 層<br><input checked="" type="checkbox"/> (Not more than 不多於)                     |  |
| (iv) Site coverage<br>上蓋面積   | 22.4 % <input checked="" type="checkbox"/> About 約   |   |  |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數  |   | 18   |
|  | Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ |   | 18<br>N /A<br>N /A<br>N /A<br>N /A<br>N /A   |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數  |   | 0  |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____   |   | N /A<br>N /A<br>N /A<br>N /A<br>N /A   |

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**William Shu Tai WONG/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2024年04月05日星期五 11:20  
收件者: William Shu Tai WONG/PLAND  
主旨: Fwd: 取代4月4號就A/NE-TKLN/82回復部門意見的郵件  
附件: TKLN82表格更改頁面.pdf; 佈局圖.pdf; 充電樁佈局圖2.pdf; 回應運輸署的部門意見.pdf; 回復環保署署長的意見2.pdf; 回復環境生態局的部門意見.pdf  
  
類別: Internet Email

----- Forwarded message -----

寄件者: **faith yu** [REDACTED]  
Date: 2024 年 4 月 5 日 週五 上午 11:19  
Subject: 取代 4 月 4 號就 A/NE-TKLN/82 回復部門意見的郵件  
To: <[TPBPD@pland.gov.hk](mailto:TPBPD@pland.gov.hk)>

尊敬的城規會辦事人員，你們好，此電郵為取代 4 月 4 號發出的數封就 A/NE-TKLN/82 申請分別回復運輸署，環保署和環境生態局的郵件，並由此電郵統一回復各部門的建議。

## 回復環保署署長的部門意見：

經過與中電公司和充電樁公司的洽談，我們對充電樁的數量和輸出功率作出了一些改變，在與電力公司的洽談後，若然申請獲批，我們將會申請一個 600A 的電力提供給充電站使用，也會配置一個 14 平方米的電房，根據我們可以提供的電力，充電樁公司建議我們最多只能裝置 18 個 32A 的充電樁，輸出功率約 7KW。鑒於充電樁數量的改變，我們在佈局圖上也作出一些改變，我們將 5 米長的車位排成一行，車位與圍牆之間留 1 米空間給充電樁，可用於日常維護和安裝，而充電站最窄位置也有 12 米，因此充電站除去車位和充電樁之外，還有至少 6 米空間可用於車輛通道和倒車等，而車位與車位之間也有足夠空間可以讓維修人員帶著工具穿過，並到達充電樁維修位置。

**14平方米電房所提供的電力足夠應付充電站內18個充電樁的電力消耗。**

## 回復環境生態局局長的部門意見：

我們經過與電力公司和充電樁公司的商議，對充電位作出一些改變，我們將會配置 18 個充電樁車位，每個充電樁輸出功率均不低於 7KW，為提供穩定及安全的電力給充電站，我們也會設置一個 14 平方米的電房，安裝一些配電櫃等裝置配合充電站使用，我們也會積極聆聽各政府部門和城規會的意見，高度配合，解決各種困難，作出對政府有積極意義的事情。

## 回復運輸署署長的部門意見：

本人認為 A/NE-TKLN/82 發展項目所產生的額外交通流量並不會對周圍交通網絡造成重大交通影響；

- 1, 充電站車位較少，考慮到充電站電力問題，我們將充電位由 25 個縮減至 18 個，充電站不同於加油站，車輛要充足電，需要至少數小時時間，加上車位不足因此車流量比起加油站要少得多，預計最多只會吸引 20 架次一天的車流量，這種遠低於停車場或者加油站的車流量不會對道路交通網絡造成嚴重影響。
- 2, 通往申請地段的道路寬度不少於 4 米，雖然該路段是單路徑，雙向行車，但是從路口至申請地段門口短短 250 米距離中卻有兩個避車處
- 3, 我們在 3 月 21 日 22 日 23 日分別在兩個地點進行交通統計調查，蓮麻坑路路口處（汗星士多）和申請地段前（世外桃源），交通調查結果在附件中顯示，專線小巴約半小時一架次，輕型和中/重型貨車大約都是每小時一架次，而私家車平日有 60-70 架次在繁忙時段進入路口處，週末有 100 架次左右進入路口處，當中只有大約三成私家車在進入路口後沒有駛入停車場，而通過申請地段路口，然而，所有口岸停車場的出入口都在蓮麻坑路路口不超過 100 米之內，路口更有車輛等候線，供車輛在看見對頭車時，可以停在等候線或者在避車處等候對方駛過，無論是哪一方看見對面

線有車輛駛來時都可以停一停，並讓對方先通過，所以不容易造成重大交通堵塞。

4，申請地段內考慮到電力原因後，決定將充電位縮減至 18 個，車位排成一排，留給車輛在場有 5-7 米寬的通道，場內通道比蓮麻坑路還闊，所以車輛在進入申請地段之後有足夠空間進行倒車入庫，並行通過也沒問題，況且，充電站分開了入口和出口位置，車輛無需調頭離開，大大增加機動性

5，至於車輛排隊問題也不大，考慮到充電站比起加油站需要更多時間才能加滿電，相信無人會在不知道要等候數十分鐘或是數小時的情況都願意選擇等候空餘車位，若然車輛已耗完電力，必須要等候充電位的情況，充電站有足夠條件騰出 3 至 4 個車位供客人等候，一般情況下我們不鼓勵等候。更不會讓車輛堵塞在蓮麻坑路上排隊。

6，至於行人方面的建議，我們會在轉彎位置設置娃娃鏡，讓行人和車輛看見轉彎位交通情況，也會在充電站出入口貼行人警示牌，畫行人斑馬線，盡最大努力保護行人通過充電站時的安全問題。

| Time        | 私家車  | 小巴   | 輕型貨車 | 中型貨車/<br>重型貨車 | 巴士 |
|-------------|------|------|------|---------------|----|
| 7:00-7:15   | /    | T    | -    | /             |    |
| 7:15-7:30   | /    | /    | /    | /             |    |
| 7:30-7:45   | -    | -    | -    | -             |    |
| 7:45-8:00   | T    | -    | -    | -             |    |
| 8:00-8:15   | T    | -    | T    | T             |    |
| 8:15-8:30   | /    | -    | -    | /             |    |
| 8:30-8:45   | 正    | -    | /    | /             |    |
| 8:45-9:00   | 正    | -    | T    | /             |    |
| 9:00-9:15   | 正    | -    | /    | /             |    |
| 9:15-9:30   | T    | -    | -    | -             |    |
| 9:30-9:45   | /    | -    | /    | /             |    |
| 9:45-10:00  | /    | -    | /    | /             |    |
|             | (21) | (12) | (16) | (5)           |    |
| 16:00-16:15 | 正    | -    | -    | -             |    |
| 16:15-16:30 | -    | -    | -    | /             |    |
| 16:30-16:45 | /    | -    | -    | /             |    |
| 16:45-17:00 | T    | -    | -    | -             |    |
| 17:00-17:15 | T    | -    | /    | -             |    |
| 17:15-17:30 | T    | -    | /    | /             |    |
| 17:30-17:45 | T    | -    | -    | /             |    |
| 17:45-17:00 | /    | -    | /    | /             |    |
| 18:00-18:15 | -    | -    | -    | /             |    |
| 18:15-18:30 | T    | -    | /    | /             |    |
| 18:30-18:45 | -    | -    | /    | /             |    |
| 18:45-19:00 | /    | -    | /    | /             |    |

合計: 38      24      16      8

## 2024-3-23世外桃源外 車流量調查報告



評星士多

溫氏成四

Saturday, 23 March, 2024

20

30

60

| Time        | 私家車 | 小巴 | 輕型貨車 | 中型貨車/<br>重型貨車 | 巴士 |
|-------------|-----|----|------|---------------|----|
| 7:00-7:30   | —   | T  | —    | /             |    |
| 7:30-8:00   | T   | —  | /    | /             |    |
| 8:30-9:00   | F   | —  | —    | /             |    |
| 9:00-9:30   | 正—  | T  | —    | —             |    |
| 9:30-10:00  | T   | —  | /    | /             |    |
| 10:00-10:30 | F   | —  | —    | /             |    |
| 10:30-11:00 | T   | —  | /    | —             |    |
| 11:00-11:30 | —   | T  | —    | T             |    |
| 11:30-12:00 | T   | —  | /    |               |    |
| 12:00-12:30 | 正   | T  | —    | —             |    |
| 12:30-13:00 | F   | —  | —    |               |    |
| 13:00-13:30 | 正   | T  | —    | /             |    |
| 13:30-14:00 | F   | T  | —    | /             |    |
| 14:00-14:30 | F   | T  | —    | —             |    |
| 14:30-15:00 | 正—  | —  | /    | —             |    |
| 15:00-15:30 | F   | T  | /    | —             |    |
| 15:30-16:00 | T   | —  | —    | /             |    |
| 16:00-16:30 | —   | —  | —    | /             |    |
| 16:30-17:00 | T   | T  | —    | —             |    |
| 17:00-17:30 | F   | —  | —    |               |    |
| 17:30-18:00 | T   | T  | —    | —             |    |
| 18:00-18:30 | T   | —  | /    | —             |    |
| 18:30-19:00 | —   | T  | /    | /             |    |
| 19:00-19:30 | T   | —  | —    | /             |    |
| 19:30-20:00 | F   | —  | /    | /             |    |

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19

12

2月23日

星期五

Saturday, 23 March, 2024

20

40

19

| Time        | 私家車 | 小巴 | 輕型貨車 | 中型貨車/<br>重型貨車 | 巴士 |
|-------------|-----|----|------|---------------|----|
| 7:00-7:30   | T   | -  | /    | /             |    |
| 7:30-8:00   | T   | T  | /    | /             |    |
| 8:30-9:00   | F   | -  | -    | /             |    |
| 9:00-9:30   | TF  | -  | /    | /             |    |
| 9:30-10:00  | T   | T  | -    | -             |    |
| 10:00-10:30 | T   | -  | /    | T             |    |
| 10:30-11:00 | F   | -  | -    | /             |    |
| 11:00-11:30 | T   | T  | -    | /             |    |
| 11:30-12:00 | T   | -  | T    | /             |    |
| 12:00-12:30 | TF  | -  | /    | -             |    |
| 12:30-13:00 | TF  | T  | -    | -             |    |
| 13:00-13:30 | TF  | -  | T    | -             |    |
| 13:30-14:00 | F   | -  | /    | /             |    |
| 14:00-14:30 | TF  | T  | -    | -             |    |
| 14:30-15:00 | TF  | -  | /    | /             |    |
| 15:00-15:30 | TF  | -  | -    | T             |    |
| 15:30-16:00 | TF  | -  | F    | -             |    |
| 16:00-16:30 | TF  | T  | -    | -             |    |
| 16:30-17:00 | TF  | -  | -    | /             |    |
| 17:00-17:30 | T   | T  | -    | -             |    |
| 17:30-18:00 | F   | -  | /    | /             |    |
| 18:00-18:30 | T   | -  | T    | -             |    |
| 18:30-19:00 | T   | T  | -    | -             |    |
| 19:00-19:30 | TF  | -  | -    | T             |    |
| 19:30-20:00 | T   | -  | -    | /             |    |

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22

16

汗星士多

星期六

Saturday, 23 March, 2024

35

35

28

| Time        | 私家車 | 小巴 | 輕型貨車 | 中型貨車/<br>重型貨車 | 巴士 |
|-------------|-----|----|------|---------------|----|
| 7:00-7:30   | T   | T  | /    | /             |    |
| 7:30-8:00   | T   | -  | /    | /             |    |
| 8:30-9:00   | T   | T  | -    | -             |    |
| 9:00-9:30   | T   | -  | /    | /             |    |
| 9:30-10:00  | T   | T  | T    | /             |    |
| 10:00-10:30 | T   | -  | /    | T             |    |
| 10:30-11:00 | T   | -  | -    | -             |    |
| 11:00-11:30 | T   | T  | -    | -             |    |
| 11:30-12:00 | T   | -  | -    | -             |    |
| 12:00-12:30 | T   | -  | /    | /             |    |
| 12:30-13:00 | T   | T  | /    | /             |    |
| 13:00-13:30 | T   | -  | T    | -             |    |
| 13:30-14:00 | T   | -  | /    | /             |    |
| 14:00-14:30 | T   | T  | -    | /             |    |
| 14:30-15:00 | T   | -  | -    | /             |    |
| 15:00-15:30 | T   | -  | -    | /             |    |
| 15:30-16:00 | T   | -  | -    | /             |    |
| 16:00-16:30 | T   | T  | -    | -             |    |
| 16:30-17:00 | T   | -  | -    | -             |    |
| 17:00-17:30 | T   | -  | /    | T             |    |
| 17:30-18:00 | T   | T  | /    | /             |    |
| 18:00-18:30 | T   | -  | /    | /             |    |
| 18:30-19:00 | T   | -  | /    | -             |    |
| 19:00-19:30 | T   | T  | /    | -             |    |
| 19:30-20:00 | T   | -  | /    | -             |    |

98

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

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

### 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 )

英盛（合和）工程有限公司 YING SHING (HOPEWELL) ENGINEERING COMPANY LTD

### 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 )

### 3. Application Site 申請地點

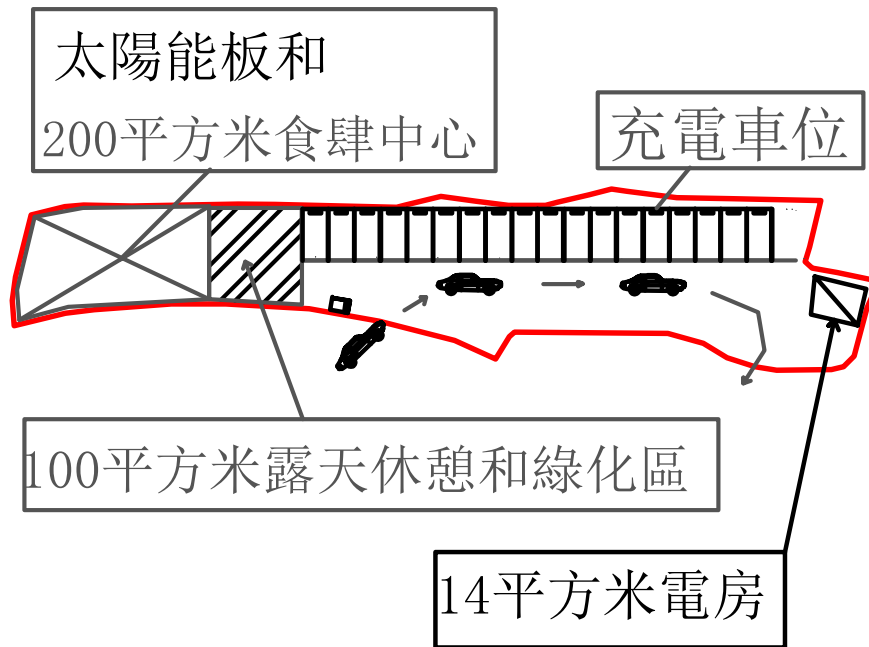
|   |  |
|---|--|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址／地點／丈量約份及地段號碼（如適用） | DD 80, LOT 75 RP, LOT 78 新界  |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及／或總樓面面積   | <input checked="" type="checkbox"/> Site area 地盤面積 960 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 215 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積（倘有）   | N/A<br>.....sq.m 平方米 <input type="checkbox"/> About 約  |

|   |  |
|---|--|
| <b>6. Type(s) of Application 申請類別</b>   |  |
| <b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b><br>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<br><b>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))</b><br>(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<br>擬議用途/發展  | 擬議臨時食肆和臨時加油站（只限充電）（為期三年）<br><br>(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<br>申請的許可有效期  | <input checked="" type="checkbox"/> year(s) 年 ..... 三年 .....<br><input type="checkbox"/> month(s) 個月 .....     |
| <b>(c) Development Schedule 發展細節表</b>   |  |
| Proposed uncovered land area 擬議露天土地面積   | 745 .....sq.m <input checked="" type="checkbox"/> About 約  |
| Proposed covered land area 擬議有上蓋土地面積  | 215 .....sq.m <input checked="" type="checkbox"/> About 約  |
| Proposed number of buildings/structures 擬議建築物／構築物數目   | 3 ..... N /A   |
| Proposed domestic floor area 擬議住用樓面面積   | 215 .....sq.m <input type="checkbox"/> About 約   |
| Proposed non-domestic floor area 擬議非住用樓面面積  | 215 .....sq.m <input checked="" type="checkbox"/> About 約  |
| Proposed gross floor area 擬議總樓面面積   | 215 .....sq.m <input checked="" type="checkbox"/> About 約  |
| <b>Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)</b><br>一。1層用作食肆的建築物，1層不超過5米，大約200平方米，頂部覆蓋太陽能板為食肆供電<br>.....<br>二。電房，1層高不過3米，14平方米，<br>.....<br>三。保安亭，1平方米，1層高不過3米<br>.....               |  |
| <b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>  |  |
| Private Car Parking Spaces 私家車車位  | 18   |
| Motorcycle Parking Spaces 電單車車位   | N /A   |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位  | N /A   |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位   | N /A   |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位  | N /A   |
| Others (Please Specify) 其他 (請列明)  | N /A   |
| <b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>  |  |
| Taxi Spaces 的士車位  | N /A   |
| Coach Spaces 旅遊巴車位  | N /A   |
| Light Goods Vehicle Spaces 輕型貨車車位   | N /A   |
| Medium Goods Vehicle Spaces 中型貨車車位  | N /A   |
| Heavy Goods Vehicle Spaces 重型貨車車位   | N /A   |
| Others (Please Specify) 其他 (請列明)  | N /A   |



|  |  |   |  |
|--|--|---|--|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |  | sq.m 平方米  | Plot Ratio 地積比率  |
|  | Domestic<br>住用   | N /A <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於           | N /A <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於            |
|  | Non-domestic<br>非住用  | 215 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | 0.22 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks<br>幢數   | Domestic<br>住用   | N /A  |  |
|  | Non-domestic<br>非住用  | 3   |  |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用   | N /A m 米<br><input type="checkbox"/> (Not more than 不多於)                                      |  |
|  |  | N /A Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                             |  |
|  | Non-domestic<br>非住用  | 7 m 米<br><input checked="" type="checkbox"/> (Not more than 不多於)                              |  |
|  |  | 1 Storeys(s) 層<br><input checked="" type="checkbox"/> (Not more than 不多於)                     |  |
| (iv) Site coverage<br>上蓋面積   | 22.4 % <input checked="" type="checkbox"/> About 約   |   |  |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數  |   | 18   |
|  | Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ |   | 18<br>N /A<br>N /A<br>N /A<br>N /A<br>N /A   |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數  |   | 0  |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____   |   | N /A<br>N /A<br>N /A<br>N /A<br>N /A   |

## 佈局圖



圖目： 佈局圖

圖號： 2

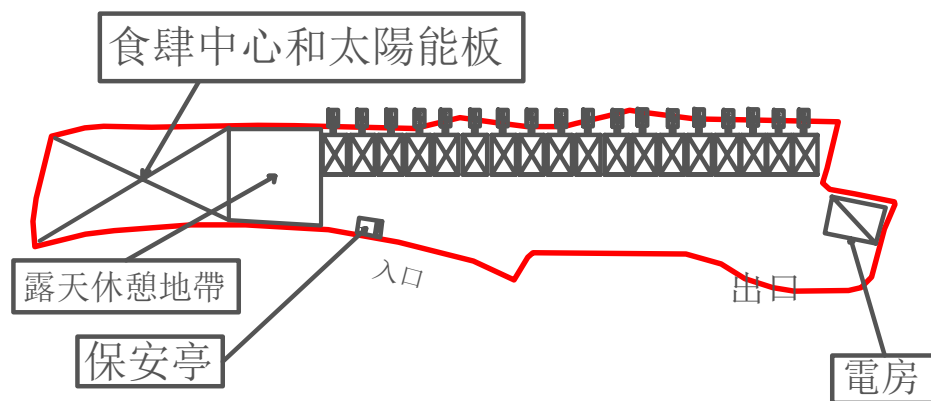
圖則： S/NE-TKLN/2

申請地點： DD 80 LOT 75 RP,78

申請用途：

擬議臨時食肆和加油站（只限充電）  
（為期三年）

## 佈局圖2



 充電樁，共設18個

 停車位

圖目： 佈局圖2

圖號： 6

圖則： S/NE-TKLN/2

申請地點： DD 80 LOT 75 RP,78

申請用途：

擬議臨時食肆和加油站（只限充電）  
（為期三年）



**From:** faith yu  
**Sent:** Monday, May 20, 2024 1:12 AM  
**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Subject:** 回復A\_NE-TKLN\_82關於運輸署署長的部門意見

尊敬的城規會辦事人員和運輸署辦事人員，你們好，我是A/NE-TKLN/82的經辦人余生，是次來郵為回復A/NE-TKLN/82關於運輸署署長的部門意見和提問，首先多謝運輸署署長的提出疑問，關於確保涉案場地外車輛不排隊的狀況，本人在此提出兩項補充：

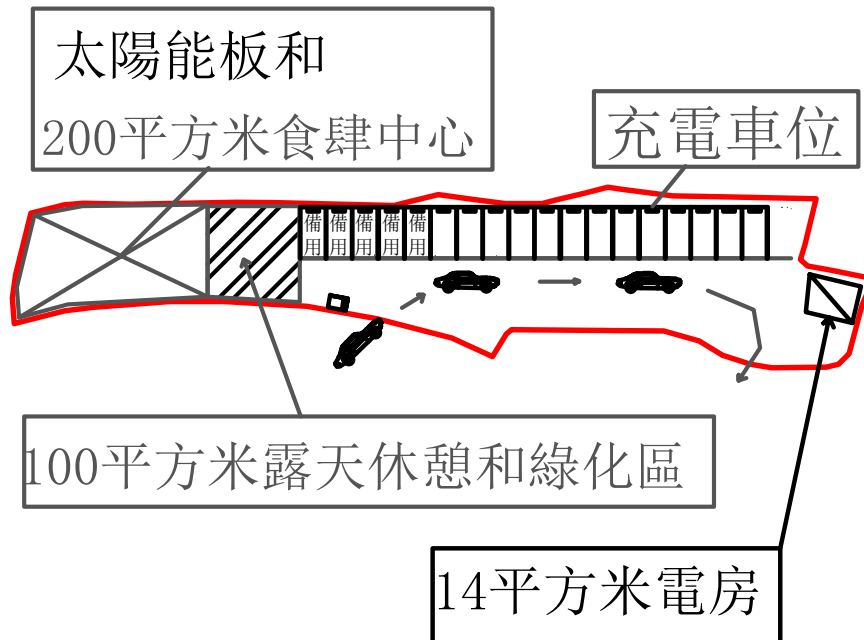
- 1，我們會在充電站配置一位負責場地內外車輛秩序，監控場內車輛狀況的充電樁管理人員
- 2，鑒於車輛充電比起一般加油站使用更多倍的時間，而充電站內車輛充電位置有限，我們會效仿口岸停車場的做法，設立一個預約系統，更妥善地安排車輛充電狀態，更有效地杜絕車輛在場外的排隊狀況。沒有預約的車輛會被管理人員拒絕進場，同時充電站會保留一定的閒置車位來安置逾時停泊的車輛，以備不時之需。

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

**From:** faith yu  
**Sent:** Tuesday, June 25, 2024 9:46 PM  
**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Subject:** 回復A/NE-TKLN/82的部門意見

尊敬的城規會辦事人員你們好，是次來郵為回復A/NE-TKLN/82的運輸部分的部門意見，關於停車位管理，我們除了會拒絕未經預約的車輛進入場地，也會保留一定的車位應付逾時停泊問題，在附件中標示了18個車位中的5個為備用車位，這5個車位不可以被預約，只能用於應付逾時停泊而產生的問題，

# 佈局圖



圖目： 佈局圖

圖號： 2

圖則： S/NE-TKLN/2

申請地點： DD 80 LOT 75 RP,78

申請用途：  
擬議臨時食肆和加油站（只限充電）  
（為期三年）

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

寄件者:  
寄件日期: 2024年07月02日星期二 12:04  
收件者: William Shu Tai WONG/PLAND  
主旨: Fwd: 回應A/NE-TKLN/82有關渠務署和環保署的部門意見  
  
類別: Internet Email

----- Forwarded message -----

寄件者: **faith yu**  
Date: 2024 年 7 月 2 日 週二 下午 12:03  
Subject: 回應 A/NE-TKLN/82 有關渠務署和環保署的部門意見  
To: <[TPBPD@pland.gov.hk](mailto:TPBPD@pland.gov.hk)>

尊敬的城規會，渠務署和環保署辦事人員，你們好，我是 A.NE-TKLN/82 的經辦人余生，是次來郵為回應此申請有關渠務處方面的部門意見，首先多謝城規會黃生，通知我有關渠務處的意見，我有兩個措施處理食肆排放出的污水問題，

1，廚房流出的污水；

洗滌盆下會設置隔油池，阻隔油脂，含油廢物和其他固體廢物食肆中心流出的所有污水都會經過一個總隔油池的過濾，再流入公共污水渠。食肆的所有隔油池都有定期清理，清理的廢物會與其他廚餘廢物一切妥善處理。

2，食肆也會另外建造一個化糞池，

\*此電郵取代之前一封回應渠務署的部門意見的電郵

RESTRICTED

☐Urgent ☐Return receipt ☐Expand Group ☒Restricted ☐Prevent Copy ☐Confidential

Timothy Wai Pui WU/PLAND

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寄件者: stndp/PLAND  
寄件日期: 2024年08月01日星期四 10:55  
收件者: Timothy Wai Pui WU/PLAND; Ivy Cho Wa WONG/PLAND  
主旨: Fw: \*Restricted: 就A/NE-TKLN/82遞上經修改的第5頁和第11頁  
附件: 經修改的第5頁第11頁.pdf

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From: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Sent: Thursday, August 1, 2024 9:52 AM  
To: stndp/PLAND [REDACTED]  
Cc: Gloria Wai Mei LAM/PLAND [REDACTED]  
Subject: Fw: \*Restricted: 就A/NE-TKLN/82遞上經修改的第5頁和第11頁

From: faith yu [REDACTED]  
Sent: Thursday, August 1, 2024 12:31 AM  
To: tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
Subject: 就A/NE-TKLN/82遞上經修改的第5頁和第11頁

尊敬的城規會辦事人員，我是規劃申請A/NE-TKLN/82的經辦人  
余生，是次來郵為遞上經修改的第5頁和第11頁，文件在附件中

RESTRICTED

|   |  |
|---|--|
| <b>6. Type(s) of Application 申請類別</b>   |  |
| <b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b><br>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<br><b>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))</b><br>(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<br>擬議用途/發展  | 擬議臨時食肆和臨時加油站（只限充電）（為期三年）<br><br>(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<br>申請的許可有效期  | <input checked="" type="checkbox"/> year(s) 年 ..... 三年 .....<br><input type="checkbox"/> month(s) 個月 .....     |
| <b>(c) Development Schedule 發展細節表</b>   |  |
| Proposed uncovered land area 擬議露天土地面積   | 745 .....sq.m <input checked="" type="checkbox"/> About 約  |
| Proposed covered land area 擬議有上蓋土地面積  | 215 .....sq.m <input checked="" type="checkbox"/> About 約  |
| Proposed number of buildings/structures 擬議建築物／構築物數目   | 3 ..... N /A   |
| Proposed domestic floor area 擬議住用樓面面積   | 215 .....sq.m <input type="checkbox"/> About 約   |
| Proposed non-domestic floor area 擬議非住用樓面面積  | 215 .....sq.m <input checked="" type="checkbox"/> About 約  |
| Proposed gross floor area 擬議總樓面面積   | 215 .....sq.m <input checked="" type="checkbox"/> About 約  |
| <b>Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)</b><br>一。1層用作食肆的建築物，1層不超過7米，大約200平方米，頂部覆蓋太陽能板為食肆供電<br>.....<br>二。電房，1層高不過3米，14平方米，<br>.....<br>三。保安亭，1平方米，1層高不過3米<br>.....               |  |
| <b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>  |  |
| Private Car Parking Spaces 私家車車位  | 18   |
| Motorcycle Parking Spaces 電單車車位   | N /A   |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位  | N /A   |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位   | N /A   |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位  | N /A   |
| Others (Please Specify) 其他 (請列明)  | N /A   |
| <b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>  |  |
| Taxi Spaces 的士車位  | N /A   |
| Coach Spaces 旅遊巴車位  | N /A   |
| Light Goods Vehicle Spaces 輕型貨車車位   | N /A   |
| Medium Goods Vehicle Spaces 中型貨車車位  | N /A   |
| Heavy Goods Vehicle Spaces 重型貨車車位   | N /A   |
| Others (Please Specify) 其他 (請列明)  | N /A   |

|  |  |   |  |
|--|--|---|--|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |  | sq.m 平方米  | Plot Ratio 地積比率  |
|  | Domestic<br>住用   | N /A <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於           | N /A <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於            |
|  | Non-domestic<br>非住用  | 215 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | 0.22 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks<br>幢數   | Domestic<br>住用   | N /A  |  |
|  | Non-domestic<br>非住用  | 3   |  |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用   | N /A m 米<br><input type="checkbox"/> (Not more than 不多於)                                      |  |
|  |  | N /A Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                             |  |
|  | Non-domestic<br>非住用  | 7 m 米<br><input checked="" type="checkbox"/> (Not more than 不多於)                              |  |
|  |  | 1 Storeys(s) 層<br><input checked="" type="checkbox"/> (Not more than 不多於)                     |  |
| (iv) Site coverage<br>上蓋面積   | 22.4 % <input checked="" type="checkbox"/> About 約   |   |  |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數  |   | 18   |
|  | Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ |   | 18<br>N /A<br>N /A<br>N /A<br>N /A<br>N /A   |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數  |   | 0  |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____   |   | N /A<br>N /A<br>N /A<br>N /A<br>N /A   |

2024年 2月 8日

Appendix I of RNTPC  
Paper No. A/NE-TKLN/82B

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。  
- 8 FEB 2024

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 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](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](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<br>請勿填寫此欄 | Application No.<br>申請編號 | A/NE-TKLN/82 |
|                                 | Date Received<br>收到日期   | - 8 FEB 2024 |

- 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)

英盛(合和)工程有限公司 YING SHING(HOPEWELL)ENGINEERING COMPANY LTD

### 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)

### 3. Application Site 申請地點

|   |  |
|---|--|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼(如適用) | DD80, LOT75RP, LOT 78 新界   |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積   | <input checked="" type="checkbox"/> Site area 地盤面積 960 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 200 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積(倘有)   | N/A ..... sq.m 平方米 <input type="checkbox"/> About 約  |

|  |  |
|--|--|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | S/NE-TKLN/2  |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | REC&GB   |
| (f) Current use(s)<br>現時用途   | <p>空置土地</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br/>(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)</p> |

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/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 .....<sup>#</sup> "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 2024 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 1 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 1 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

| Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情 |  |  |
|--|--|--|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(日/月/年) |
| 1  | DD80, LOT75RP,78   | 22/1/2024  |
|  |  |  |
|  |  |  |

(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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>通知日期(日/月/年) |
|  |  |   |
|  |  |   |
|  |  |   |

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)#&  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

|  |  |                                       |   |                                 |   |  |     |   |   |   |     |                                  |     |                                       |     |           |                                  |  |     |           |   |                                   |     |           |   |
|--|--|---------------------------------------|---|---------------------------------|---|--|-----|---|---|---|-----|----------------------------------|-----|---------------------------------------|-----|-----------|----------------------------------|--|-----|-----------|---|-----------------------------------|-----|-----------|---|
| <b>6. Type(s) of Application 申請類別</b>  |  |                                       |   |                                 |   |  |     |   |   |   |     |                                  |     |                                       |     |           |                                  |  |     |           |   |                                   |     |           |   |
| <b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b><br>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<br>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))<br>(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<br>擬議用途/發展   | 擬議臨時食肆和臨時加油站(只限充電)(為期三年)<br><br>(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<br>申請的許可有效期   | <input checked="" type="checkbox"/> year(s) 年 ..... 三年 .....<br><input type="checkbox"/> month(s) 個月 .....     |                                       |   |                                 |   |  |     |   |   |   |     |                                  |     |                                       |     |           |                                  |  |     |           |   |                                   |     |           |   |
| <b>(c) Development Schedule 發展細節表</b><br><table border="0"> <tr> <td>Proposed uncovered land area 擬議露天土地面積</td> <td>760</td> <td>.....sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed covered land area 擬議有上蓋土地面積</td> <td>200</td> <td>.....sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed number of buildings/structures 擬議建築物/構築物數目</td> <td>1</td> <td>.....</td> <td></td> </tr> <tr> <td>Proposed domestic floor area 擬議住用樓面面積</td> <td>N/A</td> <td>.....sq.m</td> <td><input type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed non-domestic floor area 擬議非住用樓面面積</td> <td>200</td> <td>.....sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed gross floor area 擬議總樓面面積</td> <td>200</td> <td>.....sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> </table> |  | Proposed uncovered land area 擬議露天土地面積 | 760   | .....sq.m                       | <input checked="" type="checkbox"/> About 約 | Proposed covered land area 擬議有上蓋土地面積       | 200 | .....sq.m                                   | <input checked="" type="checkbox"/> About 約 | Proposed number of buildings/structures 擬議建築物/構築物數目 | 1   | .....                            |     | Proposed domestic floor area 擬議住用樓面面積 | N/A | .....sq.m | <input type="checkbox"/> About 約 | Proposed non-domestic floor area 擬議非住用樓面面積 | 200 | .....sq.m | <input checked="" type="checkbox"/> About 約 | Proposed gross floor area 擬議總樓面面積 | 200 | .....sq.m | <input checked="" type="checkbox"/> About 約 |
| Proposed uncovered land area 擬議露天土地面積  | 760  | .....sq.m                             | <input checked="" type="checkbox"/> About 約 |                                 |   |  |     |   |   |   |     |                                  |     |                                       |     |           |                                  |  |     |           |   |                                   |     |           |   |
| Proposed covered land area 擬議有上蓋土地面積   | 200  | .....sq.m                             | <input checked="" type="checkbox"/> About 約 |                                 |   |  |     |   |   |   |     |                                  |     |                                       |     |           |                                  |  |     |           |   |                                   |     |           |   |
| Proposed number of buildings/structures 擬議建築物/構築物數目  | 1  | .....                                 |   |                                 |   |  |     |   |   |   |     |                                  |     |                                       |     |           |                                  |  |     |           |   |                                   |     |           |   |
| Proposed domestic floor area 擬議住用樓面面積  | N/A  | .....sq.m                             | <input type="checkbox"/> About 約            |                                 |   |  |     |   |   |   |     |                                  |     |                                       |     |           |                                  |  |     |           |   |                                   |     |           |   |
| Proposed non-domestic floor area 擬議非住用樓面面積   | 200  | .....sq.m                             | <input checked="" type="checkbox"/> About 約 |                                 |   |  |     |   |   |   |     |                                  |     |                                       |     |           |                                  |  |     |           |   |                                   |     |           |   |
| Proposed gross floor area 擬議總樓面面積  | 200  | .....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)<br>1層用作食肆的建築物，1層不超過7米，大約200平方米<br>.....<br>.....<br>.....  |  |                                       |   |                                 |   |  |     |   |   |   |     |                                  |     |                                       |     |           |                                  |  |     |           |   |                                   |     |           |   |
| Proposed number of car parking spaces by types 不同種類停車位的擬議數目<br><table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>25</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>N/A</td> </tr> </table>  |  | Private Car Parking Spaces 私家車車位      | 25  | Motorcycle Parking Spaces 電單車車位 | N/A   | Light Goods Vehicle Parking Spaces 輕型貨車泊車位 | N/A | Medium Goods Vehicle Parking Spaces 中型貨車泊車位 | N/A   | Heavy Goods Vehicle Parking Spaces 重型貨車泊車位          | N/A | Others (Please Specify) 其他 (請列明) | N/A |                                       |     |           |                                  |  |     |           |   |                                   |     |           |   |
| Private Car Parking Spaces 私家車車位   | 25   |                                       |   |                                 |   |  |     |   |   |   |     |                                  |     |                                       |     |           |                                  |  |     |           |   |                                   |     |           |   |
| Motorcycle Parking Spaces 電單車車位  | N/A  |                                       |   |                                 |   |  |     |   |   |   |     |                                  |     |                                       |     |           |                                  |  |     |           |   |                                   |     |           |   |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位   | N/A  |                                       |   |                                 |   |  |     |   |   |   |     |                                  |     |                                       |     |           |                                  |  |     |           |   |                                   |     |           |   |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位  | N/A  |                                       |   |                                 |   |  |     |   |   |   |     |                                  |     |                                       |     |           |                                  |  |     |           |   |                                   |     |           |   |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位   | N/A  |                                       |   |                                 |   |  |     |   |   |   |     |                                  |     |                                       |     |           |                                  |  |     |           |   |                                   |     |           |   |
| Others (Please Specify) 其他 (請列明)   | N/A  |                                       |   |                                 |   |  |     |   |   |   |     |                                  |     |                                       |     |           |                                  |  |     |           |   |                                   |     |           |   |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目<br><table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>N/A</td> </tr> <tr> <td>Coach Spaces 旅遊巴士車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>N/A</td> </tr> </table>  |  | Taxi Spaces 的士車位                      | N/A   | Coach Spaces 旅遊巴士車位             | N/A   | Light Goods Vehicle Spaces 輕型貨車車位          | N/A | Medium Goods Vehicle Spaces 中型貨車車位          | N/A   | Heavy Goods Vehicle Spaces 重型貨車車位                   | N/A | Others (Please Specify) 其他 (請列明) | N/A |                                       |     |           |                                  |  |     |           |   |                                   |     |           |   |
| Taxi Spaces 的士車位   | N/A  |                                       |   |                                 |   |  |     |   |   |   |     |                                  |     |                                       |     |           |                                  |  |     |           |   |                                   |     |           |   |
| Coach Spaces 旅遊巴士車位  | N/A  |                                       |   |                                 |   |  |     |   |   |   |     |                                  |     |                                       |     |           |                                  |  |     |           |   |                                   |     |           |   |
| Light Goods Vehicle Spaces 輕型貨車車位  | N/A  |                                       |   |                                 |   |  |     |   |   |   |     |                                  |     |                                       |     |           |                                  |  |     |           |   |                                   |     |           |   |
| Medium Goods Vehicle Spaces 中型貨車車位   | N/A  |                                       |   |                                 |   |  |     |   |   |   |     |                                  |     |                                       |     |           |                                  |  |     |           |   |                                   |     |           |   |
| Heavy Goods Vehicle Spaces 重型貨車車位  | N/A  |                                       |   |                                 |   |  |     |   |   |   |     |                                  |     |                                       |     |           |                                  |  |     |           |   |                                   |     |           |   |
| Others (Please Specify) 其他 (請列明)   | N/A  |                                       |   |                                 |   |  |     |   |   |   |     |                                  |     |                                       |     |           |                                  |  |     |           |   |                                   |     |           |   |

|  |                                  |   |  |
|--|----------------------------------|---|--|
| Proposed operating hours 擬議營運時間<br>星期一至星期日，早上9:00至下午9:00，包括工作假期  |                                  |   |  |
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤/<br>有關建築物?   | Yes 是                            | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))<br>蓮麻坑路   |  |
|  | No 否                             | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)   |  |
| (e) Impacts of Development Proposal 擬議發展計劃的影響<br>(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?<br>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<br>   |  |
|  | No 否                             | <input checked="" type="checkbox"/>   |  |
| (ii) Does the development proposal involve the operation on the right?<br>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)<br>(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)<br><input type="checkbox"/> Diversion of stream 河道改道<br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 |  |
|  | No 否                             | <input checked="" type="checkbox"/>   |  |
| (iii) Would the development proposal cause any adverse impacts?<br>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"/> |

|  |  |
|--|--|
|  | <p>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)</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> |
|--|--|

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

## 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。

現就申請地段DD 80LOT75RP,78,向城規會提出申請，擬議臨時食肆和臨時加油站（只限充電）（為期三年），此份規劃申請是順應政府發展步伐，為廣大市民提供便利的生活配套設施，希望城規會予以通過。

香園圍邊境管制區停車場，作為全港首個也是目前唯一一個口岸停車場，在開放預約的首星期就爆滿，甚至一度混亂；很多車主在停泊時超過預約的停放時間，仍然沒有離場，以致之後預約的車輛不能按時停泊，令到停車場大排長龍，新聞亦有報道，管制區停車場的車位遠遠不足以應付香港駕駛人士想將車輛停泊在口岸停車場的需求，充電車位的停泊時間更長，126個充電車位也是遠遠不夠應付新能源車輛。

當地居民見到管制區停車場的混亂情況之後，開始陸續在口岸附近申請經營公眾停車場，目前已有兩個私營公眾停車場在營業，但他們都沒有設立充電車位，新能源車輛如果沒有預約到管制區的充電車位，最近的有充電位的停車場需要去上水或粉嶺，十分不方便，而我們的申請地段步行至口岸隧道只需要350米，而食肆和充電站可大大方便駕駛人士。同時，順應政府鼓勵市民更多使用環保新能源車輛，食肆和充電站是這個區分必須的生活配套設施，附件除了過境旅客，還有附近使用或租用康樂文娛場所的市民和附件的居民，統一設立充電站也方便控制意外風險和管理。受惠人士包括過境旅客，使用附件娛樂場所人士，到蓮麻坑徒步遠足人士，和再附件居住的居民。生活配套設施長遠也可以為政府吸引人流，和為經濟作一份微力。

食肆中心也是社區發展的必要環節，蓮麻坑長久以來作為禁區，生活配套極其缺乏，出行交通不方便，食肆中心不僅能為過境旅客和附件居民提供溫飽，最重要是為所有人提供一個休憩中心，聚舊地方，和補給站，遠遠不只一個經濟活動產物，更是人文社區的必需品。

相比起國內口岸商場的一片繁榮，香港香園圍口岸這邊太過冷清，所以有必要在蓮麻坑口岸附近配備一些基本的生活配套，希望吸引人流留港消費。

此申請地段不會涉及填土工程。

**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

曾舉朗

董事

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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 英盛（合和）工程有限公司  
代表

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

Date 日期 22/1/2024

(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。)

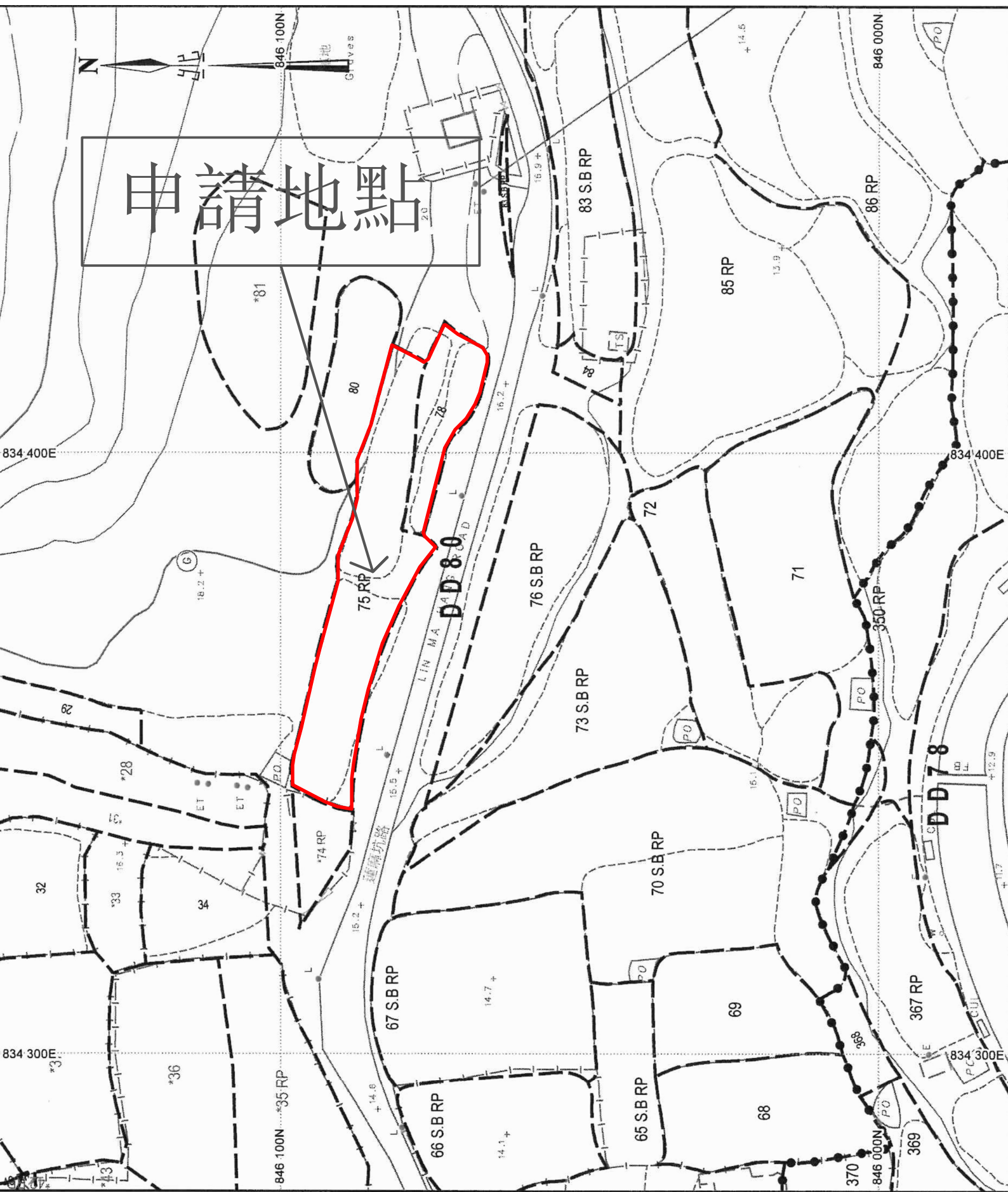
|  |  |
|--|--|
| Application No.<br>申請編號                | (For Official Use Only) (請勿填寫此欄)   |
| Location/address<br>位置/地址              | DD80,LO T75RP,78   |
| Site area<br>地盤面積                      | 960 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)   |
| Plan<br>圖則                             | S/NE-TKLN/2  |
| Zoning<br>地帶                           | REC&GB   |
| Type of Application<br>申請類別            | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>位於鄉郊地區或受規管地區的臨時用途/發展為期<br><input checked="" type="checkbox"/> Year(s) 年 三年 <input type="checkbox"/> Month(s) 月 _____<br><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>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<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展 | 擬議臨時食肆和臨時加油站（只限充電）（為期三年）   |

|  |  |  |  |
|--|--|--|--|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |  | sq.m 平方米   | Plot Ratio 地積比率  |
|  | Domestic<br>住用   | N/A <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | N/A <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於             |
|  | Non-domestic<br>非住用  | 200 <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | 0.20 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks<br>幢數   | Domestic<br>住用   | N/A  |  |
|  | Non-domestic<br>非住用  | 200  |  |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用   | N/A <input type="checkbox"/> (Not more than 不多於) m 米                               |  |
|  |  | N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層                      |  |
|  | Non-domestic<br>非住用  | 7 <input checked="" type="checkbox"/> (Not more than 不多於) m 米                      |  |
|  |  | 1 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層             |  |
| (iv) Site coverage<br>上蓋面積   | 20.8 % <input checked="" type="checkbox"/> About 約   |  |  |
| (v) No. of parking spaces and loading / unloading spaces<br>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<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ |  | 25<br>N/A<br>N/A<br>N/A<br>N/A<br>N/A  |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數  |  | 0  |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____   |  | N/A<br>N/A<br>N/A<br>N/A<br>N/A  |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                                 |                                     |                          |
|---|-------------------------------------|--------------------------|
|   | Chinese<br>中文                       | English<br>英文            |
| <b>Plans and Drawings 圖則及繪圖</b>   |                                     |                          |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖                                   | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 申請地點圖，車輛行駛路線圖，滅火筒位置圖，渠務示意圖  |                                     |                          |
| <b>Reports 報告書</b>  |                                     |                          |
| Planning Statement/Justifications 規劃綱領/理據   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions)<br>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                               |                                     |                          |

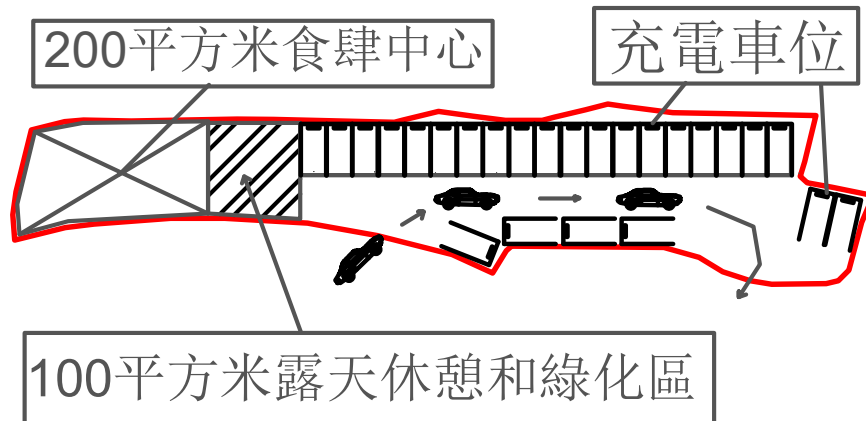
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



申請地點

## 佈局圖



圖目： 佈局圖

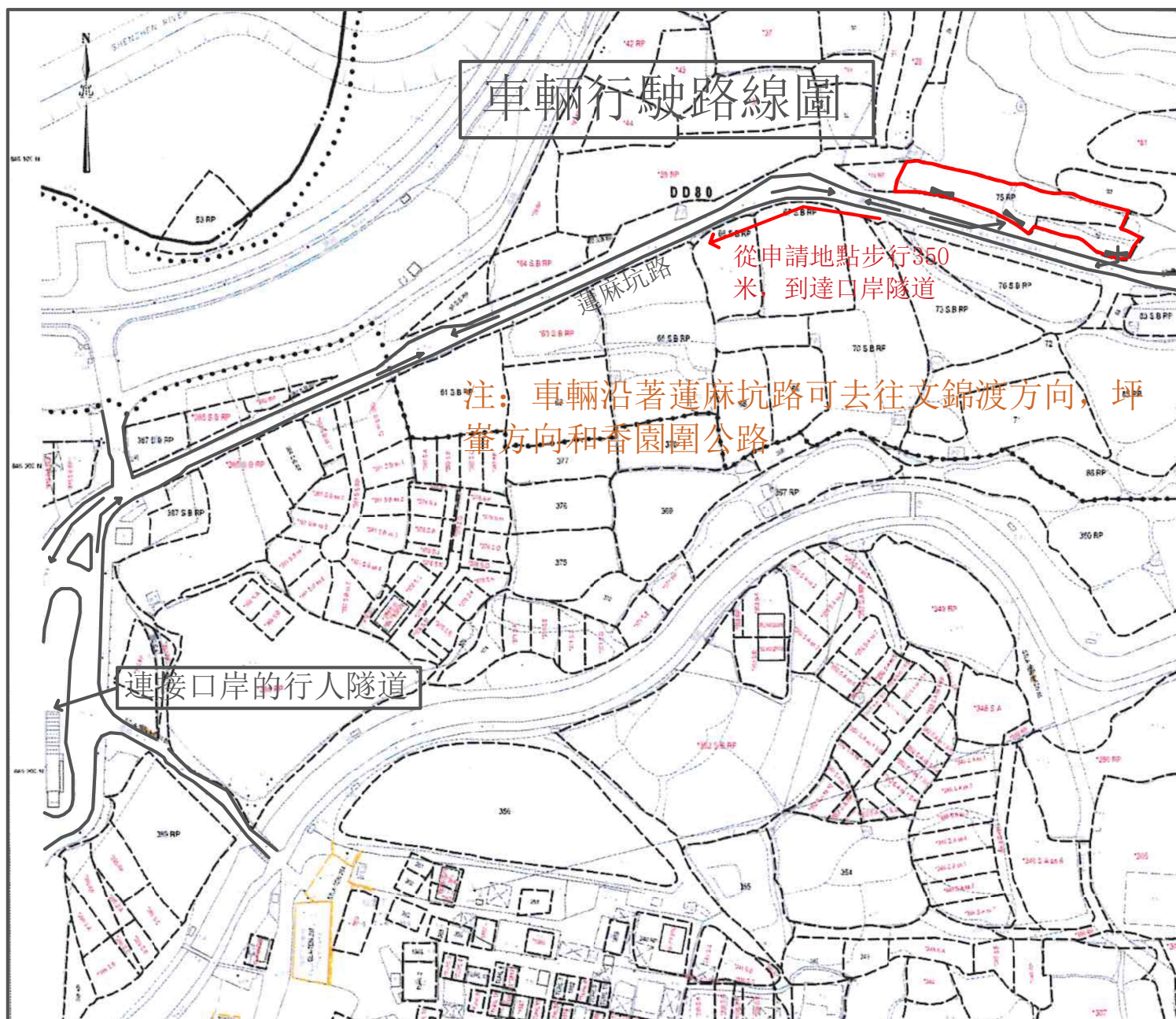
圖號： 2

圖則： S/NE-TKLN/2

申請地點： DD 80 LOT 75 RP,78

申請用途：  
擬議臨時食肆和加油站（只限充電）  
（為期三年）





圖目：車輛行駛路線圖

圖號：1

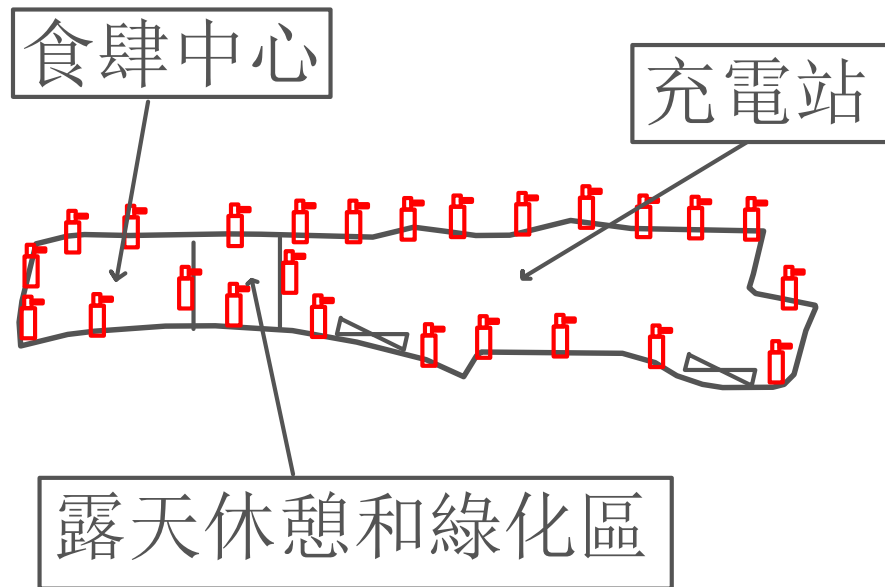
圖則：S/NE-TKLN/2

備註：

申請地點：DD 80 LOT 75RP,78

申請用途：  
擬議臨時食肆和臨時加油站（只限充電）（為期三年）

## 滅火筒位置圖



：二氧化碳滅火筒12支，乾粉滅火筒13支

圖目：滅火筒位置圖

圖號：3

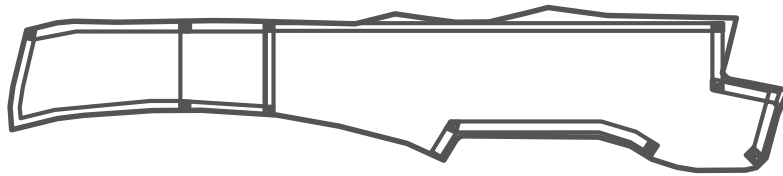
申請地點：  
DD80 LOT 75 RP,78

圖則：  
S/NE-TKLN/2

申請用途：  
擬議臨時食肆和臨時加油站（只限充電）  
（為期三年）

備註：

## 渠務示意圖



注釋：



U 形排水渠



沙井/沉沙池

圖目：渠務示意圖

圖號：4

申請地點：  
DD80 LOT 75 RP,78

圖則：  
S/NE-TKLN/2

申請用途：  
擬議臨時食肆和臨時加油站（只限充電）  
（為期三年）

備註：



**Similar S.16 Application for Eating Place and Petrol Filling Station (Charging Only)**  
**within/partly within the “Recreation” or “GB” zone**  
**in the vicinity of the application site**  
**in the Ta Kwu Ling North Area**

**Approved Applications**

| <b>Application No.</b> | <b>Uses/Developments</b>  | <b>Date of Consideration</b> |
|------------------------|---|------------------------------|
| A/NE-TKLN/23           | Proposed Temporary Place of Recreation, Sports or Culture (Parent-Child Play Area), Eating Place, Shop and Services for a Period of 5 Years | 5.2.2021                     |
| A/NE-TKLN/39           | Proposed Temporary Retail Shop, Eating Place and Ancillary Office for a Period of 3 Years   | 28.5.2021                    |
| A/NE-TKLN/84           | Proposed Temporary Eating Place for a Period of 3 Years   | 5.7.2024                     |

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no objection to the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site;
- the planning proposal including a structure for restaurant use and electric vehicle charging facility will be erected on the Site. Subject to the more details to be submitted by the applicant, the proposed charging facility and its ancillary facilities (if any) are also accountable for built-over area for Short Term Waiver (STW) application as mentioned in the paragraph below; and
- if the planning application is approved, the lot owners shall apply to his office for a STW to permit the structure(s) to be erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.

**2. Traffic**

Comments of Commissioner for Transport (C for T):

- taking account of the further information submitted by the applicant, he has no comment on the application; and
- should the application be approved, approval conditions should be imposed to request the applicant to implement the proposed traffic management measures within 9 months from the date of planning approval to the satisfaction of the C for T or of the Town Planning Board, and shall be maintained at all times during the planning approval period.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD)

- no comment on the application from highway maintenance point of view;
- the proposed access arrangement and the Traffic Impact Assessment for the run-in/out at Lin Ma Hang Road should be commented and approved by Transport Department (TD);

- the run-in/out should be designed and constructed in accordance with prevailing HyD Standard Drawings to the satisfaction of HyD and TD; and
- adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

### 3. **Drainage**

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

- no objection to the application from the public drainage viewpoint;
- should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area. The drainage system should be properly maintained at all times during the planning approval period and rectify if they are found inadequate /ineffective during operation;
- the applicant should construct drains, at their own cost, to collect runoff water generated on site to existing streamcourse in the vicinity. No water should be discharged to Lin Ma Hang Road; and
- the Site is in an area where public sewerage connection is not available. Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use.

### 4. **Environment**

Comment of Director of Environmental Protection (DEP)

- taking into account the further information submitted by the applicant, he has no comment on the application from EV charging point of view;
- since the applicant has confirmed that there are grease trap and septic tank serving the eating place, he has no adverse comment on the application from the environmental planning perspective; and
- the applicant is reminded to follow the requirements of the EPD's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department"; and
- no environmental complaint against the Site has been received over the past three years.

## 5. **Landscape**

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

- based on the aerial photo of 2023, the Site is located in an area of rural inland plains landscape character surrounded by vegetated areas, clusters of tree groups and Liantong/Heung Yuen Wai Boundary Control Point to the west. Based on the photos taken on 16.2.2024, the Site is covered by self-seeded vegetation with no sensitive landscape resource;
- significant adverse impact on the landscape character and existing landscape resources within the Site arising from the proposed use is not anticipated; and
- no objection to the application from landscape planning perspective.

## 6. **Natural Conservation**

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

- no comment on the application from nature conservation perspective; and
- should the application be approved, good site practice to avoid adverse impact on the existing vegetation nearby should be adopted.

## 7. **Electrical and Mechanical Matters**

Comments of the Director of Electrical and Mechanical Services Department (DEMS):

- no comment on the application from electricity supply safety aspect; and
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans to find out whether there is any underground cable within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

## 8. **Fire Safety**

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

- no objection in principle to the proposal subject to fire service installations and water supplies for firefighting being provided to the satisfaction of the D of FS; and
- his detailed comments are at **Appendix IV**.

## **9. Project Interface**

Comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD):

- it is noted that the proposed Temporary Eating and Petrol Filling Station (Charging Only) on a 3-year basis (the subject use) is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The P&E Study already commenced on 29.10.2021. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence soon when the detailed design is completed. Subject to the land use planning in P&E Study, the subject use, if approved, would need to be vacated for the site formation works.

## **10. Other Departments**

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (c) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (d) Director of Food and Environmental Hygiene (DFEH); and
- (e) Commissioner of Police (C of P).

**Recommended Advisory Clauses**

- (a) to note the comments of the Secretary for Environment and Ecology (SEE) that:
- (i) according to the Chief Executive's 2023 Policy Address, the Government aims to formulate citywide green transformation roadmap and timetable for public buses and taxis in the first half of 2024, and provide support to realize the goal 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, he suggests the applicant consider installing some quick chargers (e.g. with output power of 100kW or higher) at the application site (the Site). The applicant may take note that the Government is inviting tender for the conversion of a petrol filling station site to a quick EV charging station. Quick chargers will be installed at that quick charging station;
  - (ii) the applicant is encouraged to share the EV charger availability information to the Environmental Protection Department for disseminating such information on its Mobile App "EV-Charging Easy", and share the information with other Government departments as it sees fit; and
  - (iii) the applicant is advised to consider to install EV chargers with dual charging standards (i.e. GuoBiao (GB) and International Electrotechnical Commission (IEC)).
- (b) to note the comments of the District Lands Office/North, Lands Department (DLO/N, LandsD) that:
- (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site;
  - (ii) the planning proposal including a structure for restaurant use and electric vehicle charging facility will be erected on the Site. Subject to the more details to be submitted by the applicant, the proposed charging facility and its ancillary facilities (if any) are also accountable for built-over area for Short Term Waiver (STW) application as mentioned in the paragraph below; and
  - (iii) if the planning application is approved, the lot owners shall apply to his office for a STW to permit the structure(s) to be erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.

- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
  - (i) the proposed access arrangement and the Traffic Impact Assessment for the run-in/out at Lin Ma Hang Road should be commented and approved by Transport Department (TD);
  - (ii) the run-in/out should be designed and constructed in accordance with prevailing HyD Standard Drawings to the satisfaction of HyD and TD; and
  - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the applicant should rectify the drainage system if it is found to be inadequate/ineffective during operation;
  - (ii) the applicant should construct drains, at their own cost, to collect runoff water generated on site to existing streamcourse in the vicinity. No water should be discharged to Lin Ma Hang Road; and
  - (iii) the Site is in an area where public sewerage connection is not available. Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed development.
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) the applicant is reminded to follow the requirements of the EPD's Practice Note for Professional Person (ProPECC) PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department"; and
  - (ii) the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by EPD should be followed to minimize potential environmental nuisance to the surrounding area.
- (f) to note the comment of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant is reminded to adopt good site practice to avoid adverse impact on the existing vegetation nearby.
- (g) to note the comment of the Director of Electrical and Mechanical Services Department (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans to find out whether there is any underground cable within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

- (h) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following points:
    - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
    - the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
  - (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
  - (iii) since there is an electric vehicle charging station involved, the applicant is reminded to make reference to the “Requirements for the Fireman’s Emergency Switch” issued by the Fire Services Department at **Appendix IVa**.
- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department (FEHD)’s facilities will be affected;
  - (ii) proper license/permit issued by her department is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
    - under the Food Business Regulation (Cap 132X), a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for license, if acceptable by the FEHD, will be referred to relevant government departments, such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements.
    - when a restaurant licensee/licence applicant wishes to use any outside seating accommodation (OSA) outside the restaurant premises for alfresco dining, he/she should take notice of the main licensing criteria for OSA, covering matters such as legal right to use the land concerned, planning, building safety, fire safety, and traffic requirements, etc. as well as to obtain approval from the DFEH before commencement. Restaurants operating OSA business without approval may be subject to prosecution pursuant to the Food Business Regulation (Cap 132X). Repeated convictions may lead to suspension or cancellation of their licences;
    - the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity;



- (iii) proper licence issued by his department is required if related place of entertainment is involved;
- any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
  - there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses.
- (j) to note the comment of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed Temporary Eating and Petrol Filling Station (Charging Only) on a 3-year basis (the subject use) is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The P&E Study already commenced on 29.10.2021. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence soon when the detailed design is completed. Subject to the land use planning in P&E Study, the subject use, if approved, would need to be vacated for the site formation works.
- (k) to note the comments of the Commissioner of Police (C of P) that all temporary traffic arrangement should comply with the latest version of “Code of Practice for the Lighting, Signing, and Guarding of Road Works” issued by Highways Department.
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):
- (i) the Site shall be provided with means of obtaining access thereto from a street under the regulation 5 of the Building (Planning) Regulations (B(P)R) and emergency vehicular access shall be provided under the regulation 41D of the B(P)R;
  - (ii) the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the Building Authority (BA) under regulation 19(3) of the B(P)R at the building plan submission stage;
  - (iii) before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the Buildings Ordinance (BO). Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;

- (iv) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (v) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
- (vi) in general, there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under regulation 72 of the B(P)R and Division 3 of the Design Manual: Barrier Free Access 2008;
- (vii) the applicant's attention is drawn to the provision under regulations 8, 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of provision of sanitary fitments at restaurants, disposal of foul water and surface water respectively;
- (viii) the applicant's attention is also drawn to the headroom of the storey not be excessive, otherwise gross floor area (GFA) of the storey will be considered double counting under regulation 23(3)(a) of the B(P)R subject to justification; and
- (ix) formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines (SBD), etc. will be formulated at the formal building plan submission stage.

Appendix

**Requirements for the Fireman's Emergency Switch**

1. A fireman's emergency switch conforming EMSD's Code of Practice shall be provided to cut off the power supply of **all** EV charging facilities within the car parking facilities.
2. The switch shall be situated in a conspicuous position, yet out of reach of the public in general. Thus, switch(es) provided at vehicle entrance(s) shall be positioned no more than 3m but not less than 2.5 from ground level. Where more than one fireman's emergency switch is installed on any one building, such switches shall be clearly marked to distinguish one from another.
3. In case the switch is installed at a location other than the vehicle entrance, notice plate(s) shall be provided at conspicuous location(s) of vehicle entrance(s) acceptable to the Director of Fire Services to indicate the location of fireman's emergency switch.
4. The 'ON' and 'OFF' position of the fireman's emergency switch shall be conventional (i.e. push upward – 'OFF'; push downward – 'ON') and clearly indicated by lettering legible to a person standing on the ground at the intended site.
5. The switch is to be affixed on a board approximately 300 mm long by 250 mm wide, which is painted white and edged with a 50 mm red border. The inscription 'EV CHARGING FACILITIES - FIREMAN'S SWITCH' in English is to be painted on the top and '電動車充電設施 - 消防員開關掣' in Chinese at the bottom of the board in black. The switch is to be positioned in the middle of the board.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board .

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-TKLN/82

意見詳情 (如有需要，請另頁說明)

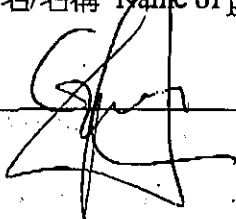
Details of the Comment (use separate sheet if necessary)

無意見

「提意見人」姓名/名稱 Name of person/company making this comment

侯志強

簽署 Signature



日期 Date

2024. 2. 23

2

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



~~A/NE-TKLN/60~~ DD 82 Lin Ma Hang Road, Recreation

05/03/2024 02:59

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

A/NE-TKLN/82

Lots 75 RP (Part) and 78 (Part) in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North

Site area: About 960sq.m

Zoning: "Recreation" and "Green Belt"

Applied use: Eating Place and Petrol Filling Station (Charging Only) / 25 Vehicle Parking

Dear TPB Members,

Another application withdrawn and back with the addition of GB and now an eating place and parking lot being passed off as an EV charging.

Previous objections relevant and upheld. This plan is even more dodgy as eating place requires effective drainage and hygiene components.

Mary Mulvihill

**From:**

**To:** tpbpd <tpbpd@pland.gov.hk>

**Date:** Tuesday, 4 July 2023 2:40 AM HKT

**Subject:** A/NE-TKLN/60 DD 80 Lin Ma Hang Road, Recreation

A/NE-TKLN/60

Lots 75 RP (Part) and 78 (Part) in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North

Site area : About 940sq.m

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Applied use : Shop Construction Materials / 5 Vehicle Parking

Dear TPB Members,

43 also withdrawn. Back with a larger footprint and a land use that is basically Open Storage.

Previous objections relevant and upheld. Lin Ma Hang Road just not become a replica of Kam Shan Road, rows of ramshackle, rusting sheds leaking toxins.

Mary Mulvihill

**From:**

**To:** tpbpd <tpbpd@pland.gov.hk>

**Date:** Friday, 1 April 2022 2:09 AM CST

**Subject:** A/NE-TKLN/43 DD 80 Lin Ma Hang Road, Recreation

A/NE-TKLN/43

Lots 75 RP (Part) and 78 (Part) in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North

Site area : About 662sq.m

Zoning : "Recreation"

Applied use : Shop and Services / **5 Years** / 7 Vehicle Parking

Dear TPB Members,

Application 42 was withdrawn, now smaller site but more parking.

Previous objections still valid and relevant.

Mary Mulvihill

**From:**

**To:** tpbpd <tpbpd@pland.gov.hk>

**Date:** Thursday, 16 December 2021 2:35 AM CST

**Subject:** A/NE-TKLN/42 DD 80 Lin Ma Hang Road, Recreation

A/NE-TKLN/42

Lots 75 RP (Part) and 78 (Part) in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North

Site area : About 941sq.m

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Retail store along Lin Ma Hang Road????? Nobody lives there and the majority of visitors come by private car as there is no public transport service.

Obviously a Destroy to Build in a relatively untouched area.

Members should reject the application as being unreasonable. Lin Ma Hang Road should not be trashed and turned into a long stretch of brownfield in line with other NT locations.

Mary Mulvihill

FL3

3

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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電郵：tpbpd@pland.gov.hk

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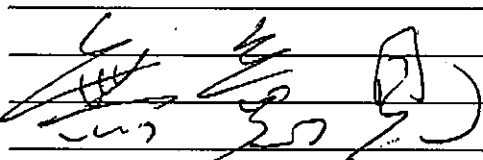
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-TKLN/82 Received on 08/04/2024

意見詳情 (如有需要，請另頁說明)

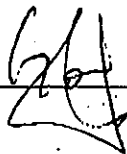
Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment

侯志強

簽署 Signature



日期 Date 2024.4.22



FL 3

4

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號**

240505-195544-15550

**Reference Number:****提交限期**

10/05/2024

**Deadline for submission:****提交日期及時間**

05/05/2024 19:55:44

**Date and time of submission:****有關的規劃申請編號**

A/NE-TKLN/82

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

Amy

**Name of person making this comment:****意見詳情****Details of the Comment :**

強烈反對計劃。通關以後農田用地已被劃平成停車場，未知是否合法，然後再申請成為充電站會加劇車輛流量，在單線雙程行車情況下，蓮麻坑路一段未能應付，令居民出行受阻，反之只有負責人或公司獲利。

而規劃時更應該考慮長遠發展，申請時3年，但3年後能否還原場地，能否不製造噪音，能否不污染環境，能否善用農地資源？是否合乎土地資源運用？在審批時必須好好考慮未來規劃，若果加劇未來還原費用，就會造成資源及資金浪費，因此須審慎考慮，並且拒絕其申請。

☐Urgent    ☐Return receipt    ☐Expand Group    ☐Restricted    ☐Prevent Copy

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**From:**  
**Sent:** 2024-05-08 星期三 02:21:08  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Re: A/NE-TKLN/60 DD 82 Lin Ma Hang Road, Recreation

Dear TPB Members,

So now its all about electric charging stations. What a joke. The intention is browfield. Any vehicles going there will be commercial trucks, gas guzzlers.

Both govt depts and operators are trotting out this charging stations bit just to make it look like HK is doing something about global warming.

Surely TPB members are not so gullible as to be fooled by the greenwash?

Previous objections upheld.

Mary Mulvihill

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**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Tuesday, 5 March 2024 2:59 AM HKT  
**Subject:** A/NE-TKLN/60 DD 82 Lin Ma Hang Road, Recreation

A/NE-TKLN/82

Lots 75 RP (Part) and 78 (Part) in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North

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To: tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

Date: Tuesday, 4 July 2023 2:40 AM HKT

Subject: A/NE-TKLN/60 DD 80 Lin Ma Hang Road, Recreation

A/NE-TKLN/60

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Date: Friday, 1 April 2022 2:09 AM CST

Subject: A/NE-TKLN/43 DD 80 Lin Ma Hang Road, Recreation

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From:

To: tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

Date: Thursday, 16 December 2021 2:35 AM CST

Subject: A/NE-TKLN/42 DD 80 Lin Ma Hang Road, Recreation

A/NE-TKLN/42

Lots 75 RP (Part) and 78 (Part) in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling

North

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Mary Mulvihill