

**Relevant Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 10)**

The relevant assessment criteria are as follows:

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

Previous Application at the Application Site

Rejected Application

Application No.	Proposed Development	Zoning(s)	Date of Consideration	Rejection Reasons(s)
A/SK-PK/1	10 3-Storey Village-Type Houses	“GB”	20.1.1995 (on review)	(1) to (4)

Rejection Reasons

- (1) The proposed development is not in line with the planning intention for the area which is to define the limits of urban development and to adopt a general presumption against development within this zone so as to avoid further population increase in the area.
- (2) The proposed development which will result in an increase in population within the 250m Consultation Zone of the Pak Kong Water Treatment Works, a potentially hazardous installation, will be undesirable.
- (3) The proposed development, which comprises five disjointed lots, will be piecemeal in nature and approval of the application will frustrate future comprehensive planning of the wider areas.
- (4) The sites are located within a flood plain and the information on the drainage impact is insufficient as there is no material justification on the drainage impacts and flood mitigation proposals. The non-provision of mitigation measures is unacceptable.

**Similar Planning Application
on the Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11**

Rejected Application

Application No.	Proposed Development(s)	Zoning(s)	Date of Consideration	Reasons for Rejection
A/SK-PK/256	Temporary Public Vehicle Park (excluding Container Vehicles) for a Period of 3 Years	“GB”	15.11.2019	(a) to (c)

Rejected Reasons

- (a) the proposed development is not in line with the planning intention of the “Green Belt” (“GB”) zone, which is for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong justification to warrant a departure from the planning intention even on a temporary basis.
- (b) the proposed development is not in line with the Town Planning Board Guidelines No.10 in that there are neither exceptional circumstances nor strong planning grounds to justify the proposed development.
- (c) approval of the application would set an undesirable precedent for other similar applications within the “GB” zone. The cumulative effect of approving such similar applications would result in a general degradation of the landscape character and affect the integrity of the “GB” zone.

Government Departments' General Comments

1. Traffic

2.1 Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering viewpoint; and
- the parking spaces proposed by the applicant are 5m x 2.5m for private cars, and 7m x 3.5m for light goods vehicle, which are consistent with the Hong Kong Planning Standards and Guidelines. The trip generation per day estimated by the applicant was 64 (while the total number of parking spaces was 32), such estimation is considered not unreasonable.

2.2 Comments of the Chief Highway Engineer/New Territories East, Highways Department:

no in-principle objection to the application. Advisory comments are at **Appendix VI**.

2. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department:

no objection to the application and advisory comments are at **Appendix VI**.

3. Drainage

Comments of the Chief Engineer/Mainland South, Drainage Services Department:

provided that adequate stormwater drainage collection and disposal facilities would be provided in connection with the proposed use to deal with the surface runoff of the application site (the Site) or the same flowing on to the Site from the adjacent areas without causing any adverse drainage impact to the areas or nuisance to the adjoining areas, there is no in-principle objection to the application from a drainage maintenance viewpoint.

4. Environment

Comments of the Director of Environmental Protection:

- the Site is located within the consultation zone and safety buffer zone of Pak Kong Water Treatment Works (PKWTW). However, PKWTW is no longer a Potentially Hazardous Installation (PHI) according to the 2022 PHI Register and there should be no off-site chlorine risk associated with its current operation. Therefore, he has no comment on the proposal from safety point of view;
- in view of the scale and temporary nature, the proposed development will unlikely result in adverse environmental impact. Hence, he has no objection to the application. Advisory comments are at **Appendix VI**.

- no adverse comment on the provision of electric vehicle charging facility at the Site.

5. **Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

in view that the Site is mainly a vacant piece of land with little vegetation, he has no comment on the application.

6. **Fire Safety**

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

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

7. **Electricity Supply Safety**

Comments of the Director of Electrical and Mechanical Services:

no comment on the application from their regulatory services perspective.

8. **Building Matters**

Comments of the Chief Building Surveyor/New Territories East (2) & Rail, Buildings Department:

no objection to the application. Advisory comments are at **Appendix VI**.

9. **Other Departments**

The following government departments have no comment on the application:

- Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- District Officer (Sai Kung), Home Affairs Department (HAD); and
- Chief Engineer (Works), HAD

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department (LandsD) that:
- should planning approval is given to the current planning application, the owners of the lots without Short Term Waiver (STW) will need to apply to his office for STWs to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for erection of temporary structures will be considered. Application for any of the above will be considered by the LandsD acting in the capacity as landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions as may be imposed by LandsD including the payment of fee as considered appropriate;
 - the proposed vehicular ingress/egress of the application site (the Site) from Pak Kong Road will pass through the public pavement and a strip of government land, which is also part of Pak Kong emergency vehicular access (EVA). The applicant should clarify the access arrangement between the public road and the vehicular ingress/egress point of consideration by relevant departments. The applicant should note that there is no guarantee to the grant of a right of way over government land to the Site or approval of EVA thereto. In case any government land is found to have been unlawfully occupied or excavated, enforcement action in accordance with the Land (Miscellaneous Provisions) Ordinance (Cap. 28) will be taken by the Government;
- (b) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of section 16 application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) to obtain necessary approval on tree works, where appropriate;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (HyD) that the applicant is required to take adequate precaution and exercise extreme care to avoid damage to public road/footpath. Any damage to public road/footpath so caused by the proposed works should be reinstated to the satisfaction of HyD at the applicant's own expense;
- (d) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that for provision of water supply to the development, if needed, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (e) to note the comments of the Director of Environmental Protection that:-
- as the captioned application is for temporary use of vehicle park, the applicant is advised to follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites". The code of practice is available in the website: https://www.epd.gov.hk/epd/sites/default/files/epd/english/environmentinhk/eia_planning/guide_ref/files/cop.pdf.

- the applicant is reminded to implement appropriate pollution control measures to minimize any potential environmental impact arising from the project during construction and operation phases;
 - as the Site abuts an existing stream course, particular attention should be given to the potential water quality impact to the existing stream course at its northwestern boundary near the Site. The applicant / contractor shall observe and comply with Water Pollution Control Ordinance and its subsidiary regulation;
- (f) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal, Fire Service Installations (FSIs) are anticipated to be required. Therefore, 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 FSIs to be installed should be clearly marked on the layout plans;
 - however, the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. If there is electric vehicle charging station involved, the requirement of Fireman's Emergency Switch is appended for reference (**Annex I**);
- (g) to note the comments of the Chief Building Surveyor/New Territories East (2) & Rail, Buildings Department (CBS/NTE2&Rail, BD) that:
- removal of all unauthorized building works/ structures, if any;
 - all building works are subject to compliance with the Buildings Ordinance (BO) and allied regulations. Authorised Person (AP) must be appointed to coordinate all building works;
 - unless the Site abuts on a specified street complying with the requirements under Building (Planning) Regulations (B(P)R) 18A(3) and not less than 4.5m wide, the development intensity of the Site should be determined by the Building Authority under B(P)R 19(3);
 - under B(P)R 5, every building shall be provided with means of obtaining access thereto from a street;
 - the Site shall be provided with EVA in accordance with B(P)R 41D;
 - the granting of the planning permission should not be construed as an acceptance of the unauthorized structures on site under the BO. Enforcement action may be taken to effect the removal of all unauthorized works in the future; and
 - detailed comments will be provided at plan submission stage.

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.

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

參考編號

Reference Number:

230809-080808-41598

提交限期

Deadline for submission:

25/08/2023

提交日期及時間

Date and time of submission:

09/08/2023 08:08:08

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-PK/289

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Fung

意見詳情

Details of the Comment :

反對在綠化地帶興建停車場，製造光害，污染空氣，大量砍伐樹木
違反環保！加裝充電設施，增加火災漏電風險！請保留綠化地帶。

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

參考編號

Reference Number:

230809-081723-27854

提交限期

Deadline for submission:

25/08/2023

提交日期及時間

Date and time of submission:

09/08/2023 08:17:23

有關的規劃申請編號

The application no. to which the comment relates: A/SK-PK/289

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Bernard Jon

意見詳情

Details of the Comment :

破壞環境，造成噪音，增加廢氣污染。

停車場照明，造成光污染，影響附近居民。

太多閑雜人等出入影響治安。

以現時北港村嘅車流量，根本無需興建大型停車場。

3

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

230809-103042-27881

提交限期**Deadline for submission:**

25/08/2023

提交日期及時間**Date and time of submission:**

09/08/2023 10:30:42

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

A/SK-PK/289

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

女士 Ms. A Shek

意見詳情**Details of the Comment :**

1. The concept of converting a green belt area, which serves as a barrier for our countryside, into a car park and ev charging station is at odds with the very essence of environmental preservation. It is counterproductive to destroy a green space under the pretext of promoting sustainability. This application is contrary to the principles of preserving nature and green spaces.
2. Many Pak Kong village homeowners have already taken the initiative to install their own electric vehicle charging stations. The presence of individual charging stations negates the necessity of transforming a green belt area for this purpose. It is essential to recognize the collective effort already being made by residents to embrace electric mobility without compromising our natural surroundings.
3. The destruction of the green belt in preparation for the site's development raises concerns about 先破壞後發展. I have photographic evidence illustrating the current state of the green belt area that have already been destroyed and the applicant should be prosecuted instead of being granted the application.

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



A/SK-PK/289 DD 222 Pak Kong, Sha Tin

22/08/2023 02:46

From:

To:

tpbpd <tpbpd@pland.gov.hk>

File Ref:

A/SK-PK/289

Lots 508 RP (Part), 509, 510 S.A, 510 RP, 512 (Part), 513 S.B, 513 S.C and 513 RP
in D.D. 222, Pak Kong, Sai Kung

Site area: About 1,676sq.m

Zoning : "Green Belt"

Applied use: 32 Vehicle Parking / **Filling of Land**

Dear TPB Members,

DESTROY TO BUILD. STRONGEST OBJECTIONS.

No data on how many trees and habitat to be trashed.

The number of vehicles in relation to the size of the site is suspicious.

There is extensive parking space already in the village proper and no residential in close proximity to the site.

Members must reject this application in line with previous applications for the area.

Mary Mulvihill

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

參考編號

Reference Number:

230824-121331-99280

提交限期

Deadline for submission:

25/08/2023

提交日期及時間

Date and time of submission:

24/08/2023 12:13:31

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-PK/289

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chan

意見詳情

Details of the Comment :

尊敬的城市規劃委員會成員：

大家好。

我現表達我對申請編號“A/SK-PK/289”的關注和反對。該申請旨在將綠化帶的土地用途更改為暫時公共汽車停車場和電動汽車充電站及其附屬設施。

雖然我理解私有土地所有權者可能會尋求其財產最大化的方式，但我們必須承認，即使是私有的綠化帶區域也在社會及西貢社區上具有共同的價值和意義：

1. *環境保護*：不管所有權有如何，香港的綠化帶都有保持環境健康和與我們的城市蔓延平衡的共同目標。

2. *生態影響*：生物多樣性不會區分公共和私有所有權。更改綠化帶的土地使用用途可能將會破壞當地的生態系統，並可能傷害該地區的本地物種。

3. *生活在現有環境的野生物種*：此土地和週邊地區多年來為多種野生動植物提供了棲息地。更改土地用途可能會對它們生存權利產生嚴重的影響。

4. *未提供樹木調查*：申請中沒有提供樹木調查，但根據了解該申請項目區域週邊內有一些大樹已在該處至少30年。這些樹木可能具有生態、歷史和景觀價值，應當得到適當的評估和保護。

5. *交通和基礎設施*：在先前未觸及的區域引入停車場和充電設施可能會對當地的基礎設施和道路產生新的壓力，導致潛在的交通擠塞和增加的道路使用負擔。

6. *噪音污染、雨水集水渠污染，及光污染*：申請提出，擬建臨時停車場為全年每天24小時開放，擬建臨時停車場的建設及瀝青填土物可能會導致土地和現有雨水集水渠的污染，此外，停車場的設施可能增加週邊噪音污染及光污染，影響附近居民的生活品質和野生生物的生活模式。

7. *關於電動汽車的安全問題*：在本地和國際上都有各種關於電動汽車起火的報告。即使概率可能很低，但在集中區域（如電動汽車充電站）有多輛電動汽車可能會放大風險。此外，火災對周邊綠化帶地區的可能會迅速蔓延，對環境造成重大損害，危及當地生態系統和附近民居。

考慮到上述各點，我懇請委員會優先考慮香港的更廣泛利益和長期環境可持續性，並拒絕這項申請。

感謝您對此事的關注。如有需要，我可以提供進一步的討論。

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

參考編號

Reference Number:

230825-083305-99305

提交限期

Deadline for submission:

25/08/2023

提交日期及時間

Date and time of submission:

25/08/2023 08:33:05

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-PK/289

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Fung Yuen Fan

意見詳情

Details of the Comment :

我寫信是要表達對計劃將北港及沙角尾的綠化地帶改建成停車場的強烈反對意見。我相信這個計劃將對我們社區的環境和居民的福祉造成嚴重的影響。

作為北港居民，我們深知綠化地帶的價值和重要性。這些綠化地帶不僅提供了美麗的自然景觀，也具有許多生態和環境益處。它們有助於保持空氣清新、減緩氣候變化、提供野生動植物的棲息地。將這些寶貴的綠化地帶改建成停車場將導致生態破壞、生物多樣性損失，並削弱我們社區的整體生活質量。

除了環境問題，停車場的建設還可能引發交通問題和社區安全問題。如果在這些綠化地帶建設停車場，將吸引更多汽車進入該區域，增加交通擁堵和道路安全風險。此外，停車場周邊可能產生噪音、空氣污染和垃圾問題，進一步損害我們社區的生活環境和居民的健康。

我們應該珍惜和保護我們的綠化地帶，並尋找其他可行的解決方案來滿足停車需求。例如，可以考慮提供更多的公共交通選擇、改善現有停車場的利用率、鼓勵居民使用共享交通工具或騎自行車等環保出行方式。這些措施不僅可以減少車輛數量，還能保護我們寶貴的綠化地帶。

我誠摯地希望您能重新考慮這個計劃，並保護我們社區的環境和居民的福祉。讓我們共同努力，尋找更可持續和環保的解決方案，以確保我們的社區能夠持續繁榮和發展。

衷心感謝您花時間閱讀我的意見。我期待著您對這個重要問題的關注和回應。

7

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

參考編號

Reference Number:

230825-154221-98377

提交限期

Deadline for submission:

25/08/2023

提交日期及時間

Date and time of submission:

25/08/2023 15:42:21

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-PK/289

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Cheung

意見詳情

Details of the Comment :

Dear Members of the Town Planning Board,

I would like to express my concerns regarding Application No. "A/SK-PK/289" requests for temporary change of land use from Green Belt to Public Vehicle Park and Electric Vehicle Charging Station with ancillary facilities on private land at Pak Kong, Sai Kung.

The venue is nearby residential area and the application indicates ONLY Dry powder fire extinguishers are to be provided, and without considering whether there are sufficient fire protection equipment or devices for vehicle charging facilities grouping in such area. There will be significant potential fire hazard to the residents living in the nearby area.

The application also proposed to build a temporary office of not more than 60 square meters in area and not more than 6 meter in height. With reference to other temporary parking lots, this proposal of temporary office seems to be excessive and it does have a visual impact to the current Pak Kong Road.

Introducing 24/7 hours operation time, together with the noise and lighting pollution that will be generated during the car parking operation, will definitely bring significant impact to the surrounding wildlife and residents.

In order to promote the long-term sustainable development of electric vehicles in Hong Kong and move towards carbon neutrality, public transport should be encouraged in order to reduce the total number of cars on Hong Kong roads. To provide additional carpark number are promoting the message to the public to 'own a car' or 'buy more cars'.

The entire application seems to be a business commercial decision more than supporting the long-term sustainable development of the local area. It will be appreciated if the town planning board can consider to decline the say application to preserve the invaluable green belt zone, which both the local community and wildlife can benefit from.

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

2023年 7月 27日

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

This document is received on 27 JUL 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

根據《城市規劃條例》(第131章)

第16條遞交的許可申請

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

適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

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

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

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知, 以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟, 請瀏覽以下網址有關在指定的報章刊登通知:
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期, 其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足, 請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK=PK/289
	Date Received 收到日期	27 JUL 2023

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

1. Name of Applicant 申請人姓名/名稱

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

綠色能源西貢有限公司

GREEN ENERGY SAI KUNG LIMITED

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) 詳細地址/地點/丈量約份及地段號碼(如適用)	新界西貢北港村DD222 LOT NO. 508RP(部份), 509, 510SA, 510RP, 513SB, 513SC, 513RP, 512(部份)	
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1676 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 60 sq.m 平方米 <input checked="" type="checkbox"/> About 約	
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約	

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/SK-PK/11
(e) Land use zone(s) involved 涉及的土地用途地帶	綠化地帶
(f) Current use(s) 現時用途	閒置土地 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

- ☐ has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on (DD/MM/YYYY)#&
於 (日/月/年)向每一名「現行土地擁有人」#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 24/07/2023 (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 24/07/2023 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時公眾停車場(貨櫃車除外)及電動車充電站連附屬設施 (為期3年)，並進行附屬填土工程 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	1616 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	60 .....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	0 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	60 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	60 .....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) 構築物A，作臨時貨櫃辦公室及員工休息室用途，單層，樓面面積不超過60平方米，高度不超過6米。	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	30
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	2
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間

星期一至星期日、每天24小時，星期日及公眾假期照常開放。

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 經北港路由鄉村小路進入。</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>																														
<p>(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)</p>																																
<p>(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																														
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1676 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																														
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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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>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 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): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 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）。

詳情請參閱附帶規劃文件。

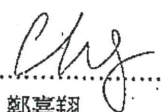
8. Declaration 聲明

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


鄭嘉翔

☐ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表



綠色能源西貢有限公司

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

Date 日期

24/07/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	新界西貢北港村DD222 LOT NO. 508RP(部份), 509, 510SA, 510RP, 513SB, 513SC, 513RP, 512(部份)		
Site area 地盤面積	1676	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/SK-PK/11		
Zoning 地帶	綠化地帶		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	擬議臨時公眾停車場(貨櫃車除外)及電動車充電站連附屬設施(為期3年), 並進行附屬填土工程		

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	60 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.04 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	4 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		32
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		30 2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖			
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<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) 場地設計圖則, 消防裝置圖則, 交通運輸圖則	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Reports 報告書			
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>	
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>	
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>	
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>	
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>	
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>	
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>	
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>	
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>	
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>	
Note: May insert more than one '✓'. 註: 可在多於一個方格內加上「✓」號			

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

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

附帶規劃文件

按城市規劃條例第 16 條，於新界西貢北港村 DD222 LOT NO. 508RP(部份), 509, 510SA, 510RP, 513SB, 513SC, 513RP, 512(部份)，申請作「擬議臨時公眾停車場(貨櫃車除外)及電動車充電站連附屬設施(為期3年)，並進行附屬填土工程」用途。

地帶用途：「綠化地帶」

地盤面積：約 1676 平方米

行政摘要：

擬在新界新界西貢北港村 DD222 LOT NO. 508RP(部份), 509, 510SA, 510RP, 513SB, 513SC, 513RP, 512(部份)，北港及沙角尾分區計劃大綱圖編號 S/SK-PK/11，綠化地帶內申請作「擬議臨時公眾停車場(貨櫃車除外)及電動車充電站連附屬設施(為期3年)，並進行附屬填土工程」用途。

是次申請是為響應特區政府推廣電動車輛普及化的政策，支援香港電動汽車充電網絡拓展及幫助推廣電動車輛，為市民提供停泊電動汽車的場地及配套的充電設備，推動香港電動汽車長遠可持續發展，以加快邁向碳中和的步伐。

現時香港電動車數目增多，對充電泊位有迫切需求，如是次申請獲得部門批准，可以在一定程度上分流電動車對公共充電設施的需求，並能幫助帶動推廣電動車普及，因此希望貴處能批准是次申請，倘若時次申請獲批，申請人亦會盡力在時限內完成全部的附帶條件，並在相關處方接受了相關建議後，馬上邀請相關處方的人員前來檢閱。

場地設計圖則：

申請地點地盤面積約 1676 平方米，當中不佔用任何政府土地。

申請地點開放時間為開放時間為星期一至星期日、每天24小時，星期日及公眾假期照常開放。

申請地點內擬議設置有 1 個臨時性質的構築物：

- 構築物 A，作臨時貨櫃辦公室及員工休息室用途，單層，樓面面積不超過 60 平方米，高度不超過 6 米。

申請地點預計填土厚度約 0.2 米，預計填土面積約 1676 平方米，使用填土物料為瀝青。

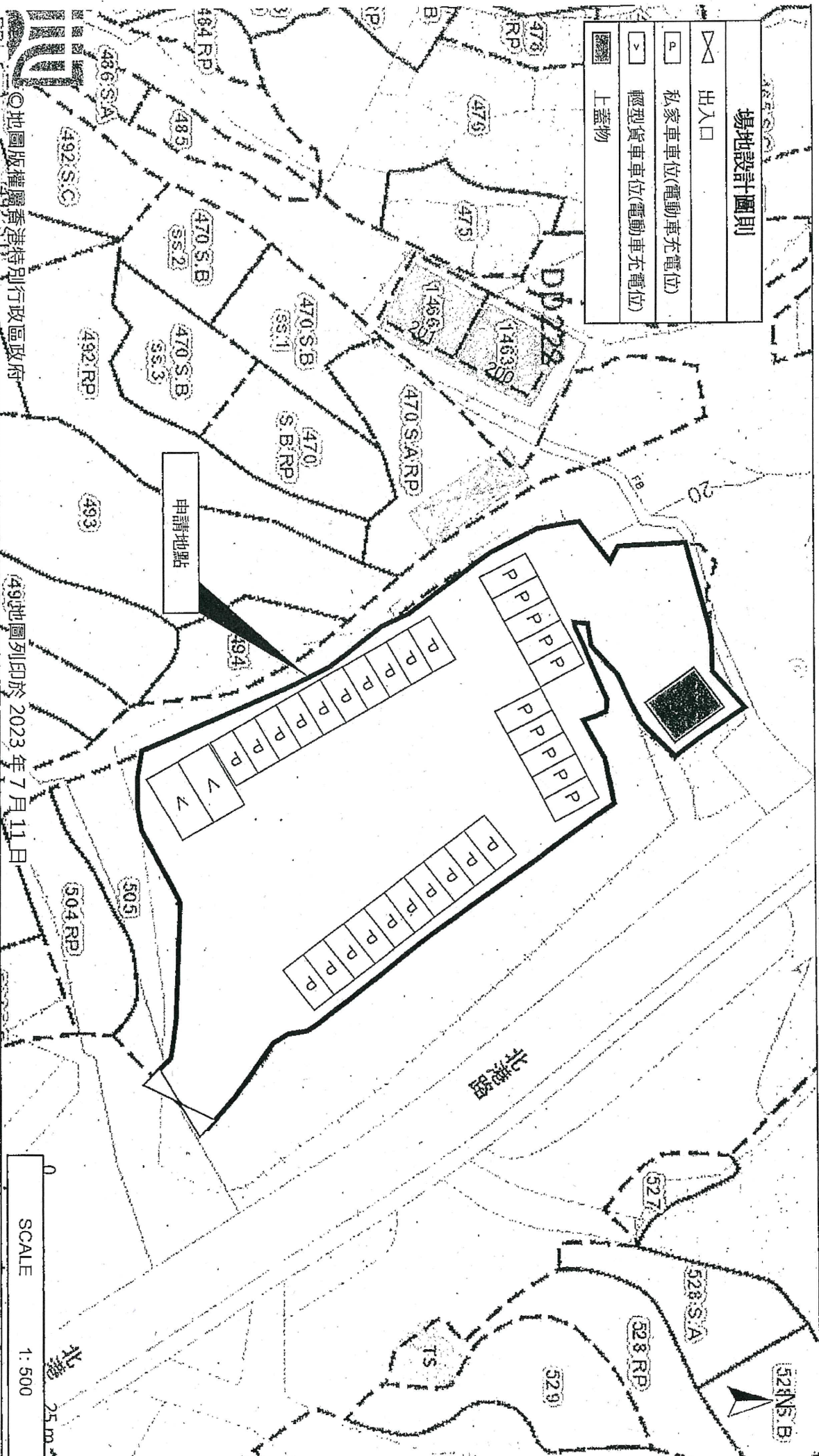
申請地點不會停泊貨櫃車或重量超過 5.5 噸的車輛。

申請地點只為臨時性質，不會取代該區作綠化地帶用途的永久規劃意向。

詳細請參閱以下圖則。

場地設計圖則

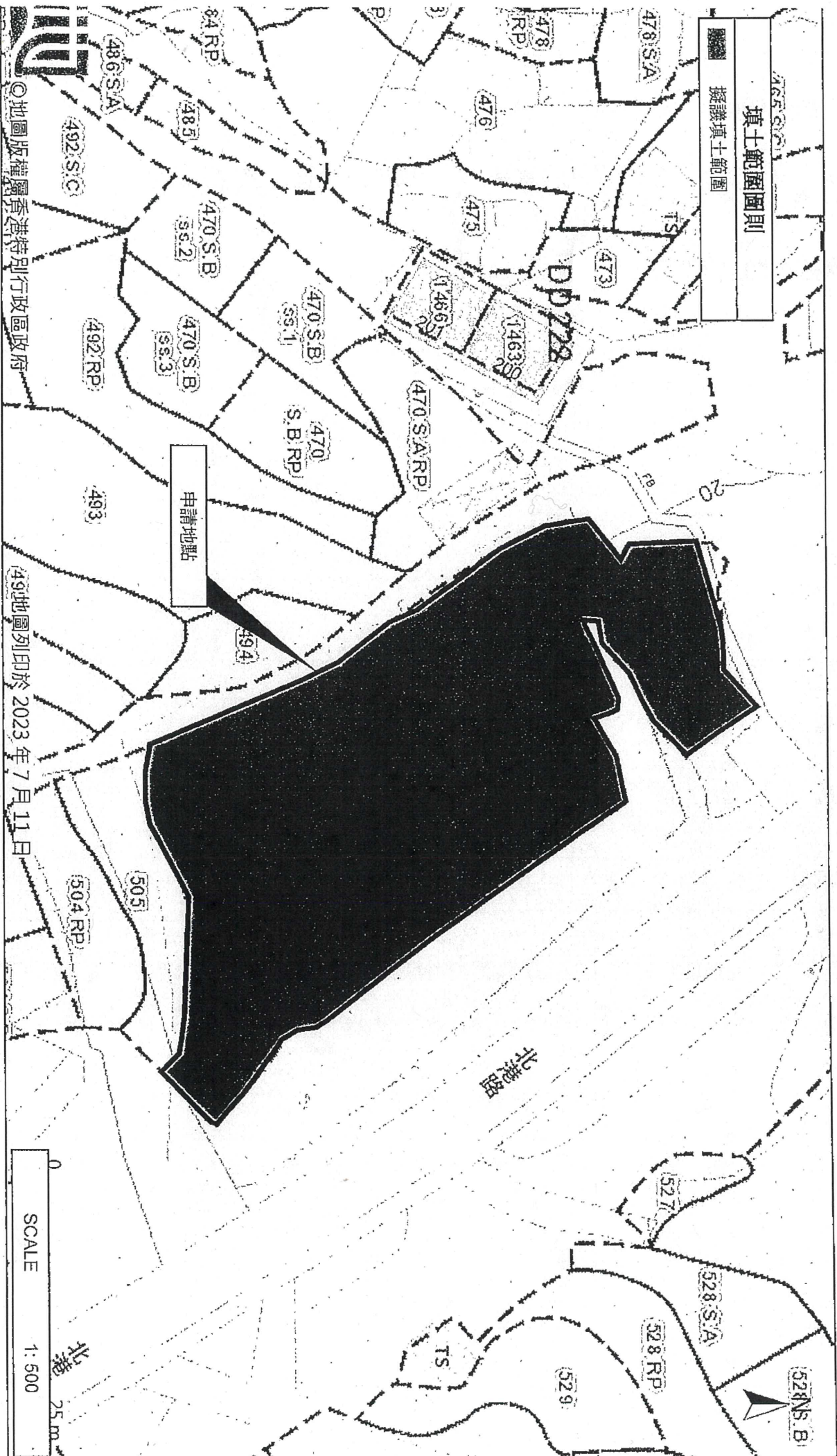
	出入口
	私家車車位(電動車充電位)
	輕型貨車車位(電動車充電位)
	上蓋物



建築物編號	用途	樓面面積	高度	層數
建築物A	臨時貨櫃辦公室及員工休息室	約60平方米	不超過6米	一層

填土範圍圖則

擬議填土範圍



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地圖列印於 2023 年 7 月 11 日

SCALE 1: 500

25 m

消防裝置圖則：

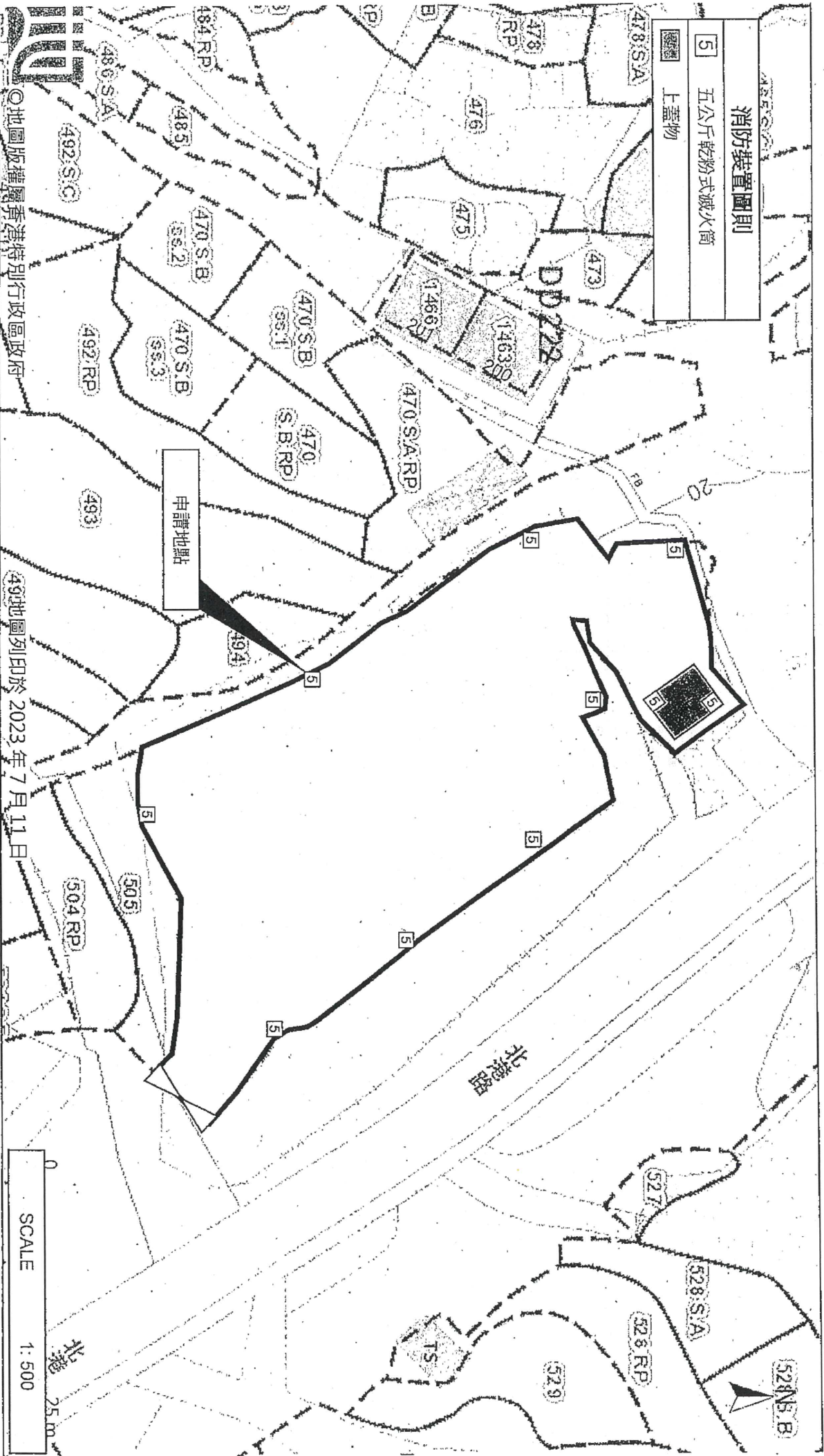
申請人會依照消防處所提供的意見，為申請地點設置合適的消防裝置，並定期進行維護及保養。

詳情請參閱以下圖則。

消防裝置圖則

5 五公升乾粉式滅火筒

5 上蓋物



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地圖列印於 2023 年 7 月 11 日

SCALE 1: 500

建築物編號	用途	樓面面積	高度	層數
建築物 A	臨時貨櫃辦公室及員工休息室	約 60 平方米	不超過 6 米	一層

交通運輸圖則：

申請地點東南面有一個明確的出入口，可以經鄉村道路直通北港路，出入口寬度約7米。

申請地點內有足夠的空間，讓車輛進行迴旋調頭。

申請地點設有私家車泊車位30個，每個尺寸約5米x2.5米；輕型貨車泊車位2個，每個尺寸約7米x3.5米。






申請地點預計平均每天進出約30輛私家車和2輛輕型貨車，不會提高申請地點附近的汽車流量。就整體而言，不會對北港路或附近交通造成影響。

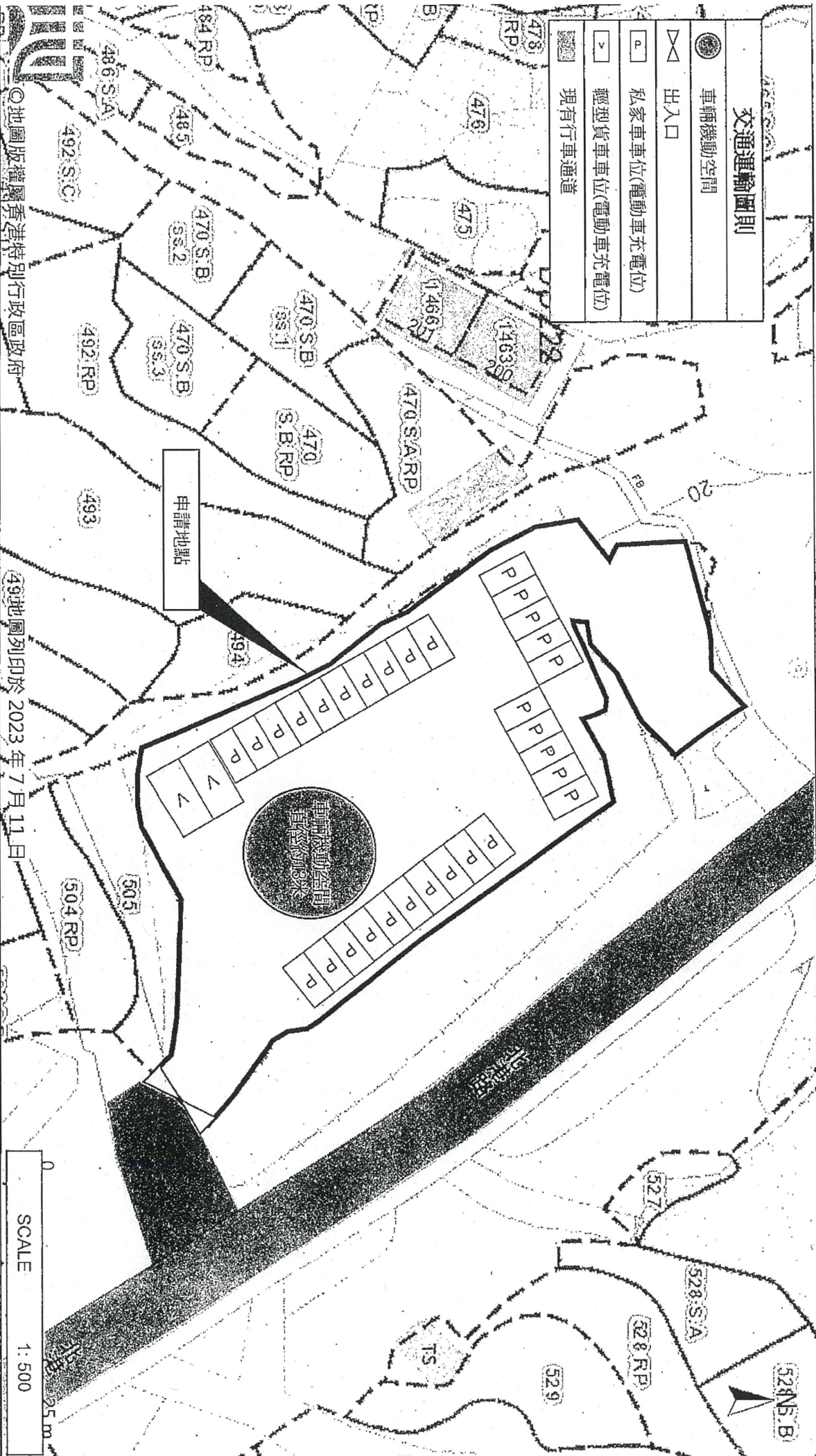
預計申請地點內每天車流量時間表

時間	01 00	02 00	03 00	04 00	05 00	06 00	07 00	08 00	09 00	10 00	11 00	12 00	13 00	14 00	15 00	16 00	17 00	18 00	19 00	20 00	21 00	22 00	23 00	24 00
車輛 數	0	0	0	0	0	0	2	10	10	5	5	0	0	0	0	0	5	5	10	5	5	2	0	0

詳情請參閱以下圖則。

交通運輸圖則

	車輛機動空間
	出入口
	私家車車位(電動車充電位)
	輕型貨車車位(電動車充電位)
	現有行車通道



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49地圖列印於 2023 年 7 月 11 日

SCALE 1: 500

致： 城市規劃委員會
西貢及離島規劃處

有關新界西貢北港村
規劃申請編號 A/SK-PK/289
補充資料事宜

- 申請人就近日政府部門的意見，作出以下澄清：
 1. 澄清申請地點中的擬建構築物屬臨時性質，相關的構築物全部使用臨時物料進行搭建，不會使用永久性的物料作搭建物料。如若是次規劃申請獲城規會獲批，申請人會盡快向地政處提出短期豁免書(STW)申請。
 2. 澄清申請地點不會在緊急車輛通道附近停泊車輛，對現有的緊急車輛通道不會構成影響。
- 申請人就近日公眾人士的意見，作出以下澄清：
 3. 澄清申請地點中不會設有強力照明裝置，不會製造光害。
 4. 澄清申請地點的主要用途為臨時公眾停車場(貨櫃車除外)及電動車充電站連附屬設施，不會有空氣污染的情況出現。
 5. 澄清申請地點內不會進行樹木砍伐。
 6. 申請地點會採用緩解措施以減低車輛進出時的聲響對附近環境的影響，包括在申請地點邊界設置隔音圍板、使用瀝青鋪設場地地面。
 7. 澄清申請地點內將會設有消防緊急中斷電力開關，開關將會設置申請地點的出入口及構築物 A 內，以提高安全保障，並提供中電公司所供應的變壓器類型(見附件一)。
 8. 澄清申請地點內設有私家車泊車位 30 個和輕型貨車泊車位 2 個，主要服務的對象為附近村落的居民及其親屬，不會對附近地區的治安構成影響。
 9. 澄清是次申請是為響應特區政府推廣電動車輛普及化的政策，支援香港電動汽車充電網絡拓展及幫助推廣電動車輛，為市民提供停泊電動汽車的場地及配套的充電設備，以推動香港電動汽車長遠可持續發展。

隨件附上相關文件，以供參考。

申請人： 綠色能源西貢有限公司
日期： 2023 年 08 月 29 日

附件一

