



The Secretary,
Town Planning Board
15/F, North Point Government Offices
333 Java Road,
North Point, Hong Kong
(Attn.: Ms. Corey NG)

Your Ref.: TPB/A/NE-KLH/633

Dear Sir/ Madam,

25 September, 2023

**S.16 Planning Application for Proposed Temporary Public Vehicle Park
(Private Car Only) and Electric Vehicle Charging Station for a Period of 3 Years,
Lot 645 RP (Part) in D.D. 9, Yuen Leng, Tai Po**

We refer to the captioned application submitted on 26.7.2023.

We noticed that the Town Planning Board has recently published the captioned application for public inspection and a total of 81 public comments were received during the statutory public inspection period. Out of the total, 74 nos. supported the application and only 7 nos. raised concerns to the application. The Applicant appreciates the strong support from the public that include the following:

- 林奕權、陳笑權、張國棟 (大埔鄉事委員會主席/副主任)
- 李有慶 (新界鄉議局永遠顧問)
- 李世恆 (大埔鄉事委員會執行委員)
- 陳灶良 (太平紳士)
- 李玉明、李冠榮(元嶺村李屋原居民代表)
- 葉觀發 (元嶺村葉屋原居民代表)
- 元嶺村李屋、元嶺村葉屋、九龍坑村及泰亨村原居民
- 元嶺村李屋居民及普通市民

We also noticed that majority of these supporting comments were received from the local people and organisation in the area. They supported the application mainly on the grounds that the proposal could effectively utilise the abandoned land; relieve the genuine demand for parking spaces and reduce illegal roadside parking for the village; small scale development with no adverse impact; and promote electric vehicle (EV) to encourage green living environment. On the other hand, the remaining public comments from the individuals who raised concerns to this case mainly for reasons that the proposal is subject of illegal occupation of land (i.e. hard paved); will obstruct the emergency vehicular access (EVA), and generate adverse traffic, environmental and public utilities (i.e. electricity supply) impacts. In this regards, we herein provide our consolidated responses as follows:

- i. The application site is NOT the subject of illegal occupation of land because it is a vacant private land which has long been hard paved before 1.4.2005, the date of gazetting the notice of the draft Kau Lung Hang Outline Zoning Plan No. S/NE-KLH/9. Thus, the hard paved area covering the site could be regarded as an "Existing Use" under the Town Planning Ordinance.

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- ii. The application site is NOT or has never been an existing village vehicular access and therefore the proposed village car park will not obstruct an EVA for the village. Nevertheless, the proposed village car park will have a 6m unimpeded access and the back door of the site (i.e. northeast of the site) will not be sealed so as to allow the adjacent landowners, if required, freely enter their land at anytime.
- iii. The proposed village car park will NOT result in significant adverse traffic, environmental and public utilities impacts. It is a small scale car park with only 20 parking spaces with EV charging facilities which intended to serve the villagers. No car washing, vehicle repair, dismantling, paint spraying or other workshop activities will be allowed within the application site. Prior the submission of this application, the Applicant has already consulted the CLP Group to ensure there will be sufficient electricity supply for the application site.

We verily believe that our clarifications above could adequately relieve the public concerns. Being temporary in nature, the approval of the present application would provide an interim solution to maximise land utilisation of a vacant site and provide a unique opportunity to ease the shortfall of car parking spaces for the village whilst being able to incorporate a workable technical solution. It is also in line with the policy's initiative to promote the adoption of EVs and their associated supporting facilities in Hong Kong.

Yours faithfully,

Toco Planning Consultants Ltd.



Ted Chan
Managing Director



c.c. DPO/STN – Ms. Jenny CHAN