

TOCO PLANNING CONSULTANTS LTD.

TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY

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顧問有限公司

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,

23 November, 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 comments from Water Supplies Department (WSD) and Agriculture, Fisheries and Conservation Department (AFCD) sent to us via District Planning Office/ Sha Tin, Tai Po & North District (DPO/STN)'s emails on 26.9.2023 and 27.9.2023 respectively.

Please find attached 4 copies each of the Risk Assessment in response to comments from WSD and Technical Planning Letter in response to comment from AFCD. The soft copy will be uploaded to the link provided by your Office. Our responses are summarized as follows:-

1. Electric Vehicles (EV) do not produce any contaminants or petroleum waste such as oil leakage or spillage comparing with traditional cars. The operation, maintenance of the EV charging station is relatively clean, therefore it is anticipated that contamination and leaching of contaminants to the WGG would be very low. Nevertheless, in response to EPD, the Applicant has proposed a series of mitigation measures to minimize the likelihood of the potential hazards as detailed in the Risk Assessment. The assessment concludes all potential hazards are anticipated to remain at low risk or to be reduced after the implementation of the mitigation measures. Contamination to be caused to the water course in the Water Gathering Ground by the proposed development is not anticipated.
2. In regards to comment from AFCD, we understand that the comment is a general point of view on applications where non-agricultural uses are being applied in "Agriculture" zone. Therefore, detailed justifications have been provided so that AFCD would give appropriate consideration to this temporary application so as to allow a vacant site to be put in good use to address the community's need.

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PLANNING APPLICATION, DEVELOPMENT CONSULTANCY, PLANNING STUDIES

Lastly, further to our letter dated 25.9.2023, the planning application is greatly supported by the local people and organisations in the area. 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

