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達材都市規劃
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,

11 March, 2024

**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 the Agriculture, Fisheries and Conservation Department (AFCD) sent to us via District Planning Office/ Sha Tin, Tai Po & North District (DPO/STN)'s emails dated 21.12.2023 and 2.1.2024 respectively and comments from the public.

Please find attached 4 copies each of the Response-to-Comments table and updated Planning Statement for your attention in response to comments from WSD and AFCD. The soft copy will be uploaded to the link provided by your Office. Our response to comments from WSD and AFCD are summarized as follows:-

WSD:

- (i) To encourage villagers to transition from using traditional gasoline-powered cars to Electric Vehicles (EV) cars to decrease the potential environmental impact caused by traditional cars, the proposed temporary village car park will be restricted to EV cars only. Traditional gasoline-powered cars are not allowed to enter. This proposal has been also been reflected in the revised Planning Statement to show the Applicant's dedication to minimize potential pollution to the Water Gathering Ground (WGG).
- (ii) In order to further eliminate any pollution it may possibly arise from the operation of the proposed vehicle park and EV charging station, minor drainage channels have been proposed parallel to the site entrance of the application site within the existing boundary walls, so that surface runoff during rainfall events collected within the application site would be discharged to the drainage channels and subsequently to the public stormwater drains in a controlled manner. The details of the proposed drainage will be provided for relevant department's consideration as an approval condition.

(iii) The only construction activities involved in the proposed development would be the installation of the meter cabinets, outdoor H-pole switchgear demarcation and the proposed minor drainage channels, which may involve minimal excavation at specific locations. A series of mitigation measures and management practices have been proposed to ensure the possible impacts of the proposed development to the water bodies due to the installation works is minimized.

AFCD:

A planning assessment on the subject 'AGR' zone has been prepared and attached in **Appendix IV** of the revised Planning Statement. The Applicant sincerely request that your Office could 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. This would facilitate improvement of the existing traffic condition and safety within the village, and also maximize the utilization and efficiency of vacant land until there is a concrete plan/ program for agricultural activities at the site. The encouragement of using EVs and the proposed development also tallies with the Chief Executive's 2022 Policy Address in relation to the promotion of the use of EVs.

Public Comments:

We noticed that the TPB has published the previous Further Information submitted on 23.11.2024 for public inspection and a total of 145 public comments were received during the public inspection period. Out of the total, 139 nos. supported the application and only 6 nos. raised concerns. The Applicant appreciates the strong support from the public that includes the following:-

- 林奕權、陳笑權、張國棟 (大埔鄉事委員會主席/副主任)
- 陳灶良 (太平紳士)
- 黃記添 (新界大埔大窩村原居民代表)
- 王柏茂 (新界大埔大窩村居民代表)
- 李玉明、李冠榮(元嶺村李屋原居民代表)
- 李郎生 (元嶺村李屋居民代表)
- 葉觀發 (元嶺村葉屋原居民代表)
- 高銘泉 (元嶺村葉屋居民代表)
- 李仕威 (九龍坑原居民代表)
- 陳浩宇 (九龍坑居民代表)

They supported the application mainly on the grounds that the site has long been paved without vegetation, which is an ideal location for the proposed use; utilize vacant land to provide parking spaces to respond to resident's needs; improve traffic conditions and promote EV which can reduce

pollution and more environmentally friendly. Several commenters agreed with the Further Information that the proposed use will not cause potential pollution because the site is already hard paved and surrounded by walls on all four sides. In addition, temporary toilets will not be provided within the site. Lastly, several commenters does not agree that the proposed use will affect the potential for agricultural rehabilitation because the site has been paved for more than 30 years and water source is very far away.

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 which were similar to the previous comments and the Applicant has provided detailed responses in related to planning issues dated 25.9.2023.

Being temporary in nature, the approval of the present application would provide an interim solution to maximise land utilisation of a vacant site, provide a unique opportunity to ease the shortfall of car parking spaces and EV chargers for the village whilst being able to incorporate a workable technical solution to minimize potential pollution to the WGG. 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



RESPONSES TO DEPARTMENTAL COMMENTS

1 Responses to Comments from the Water Supplies Department (WSD)

Item	Departmental Comments	The Applicant's Responses
Comments from the Water Supplies Department		
WSD (1)	<p>After review of the 2nd Further Information, the information is considered insufficient to fully address our concern; and to demonstrate that the proposed vehicle park and electric vehicle charging station development would cause no material increase in pollution effect within Water Gathering Grounds ('WGG'). There is no risk assessment of the pollution arisen from the erection of the proposed structure and facilities which will be installed to maintain the operation of the proposed vehicle park and electric vehicle charging station. Therefore, our previous comment dated 25.09.2023 remains valid.</p>	<p>Noted.</p> <p>An Risk Assessment has been updated and in Appendix III of the Planning Statement. Details of the updated Risk Assessment has been summarized below:-</p> <ol style="list-style-type: none"> 1. As the Yuen Leng Village and the application site inevitably is within Water Gathering Ground (WGG), the transition use of Electric Vehicles (EV) by the villagers of Yuen Leng Village would also mean there will be a <u>decrease in the use of traditional gasoline-powered cars</u> (in comparison with EVs, traditional gasoline-powered cars produces more pollution). To encourage the villagers to transition the use from traditional gasoline-powered cars to EVs, sufficient parking and charging facilities are required. Therefore, the Applicant has proposed that the temporary village car park will be restricted to EV cars only. Traditional gasoline-powered cars are not allowed to enter. The decrease in use of traditional gasoline-powered cars would also mean <u>the pollution effect within the WGG caused by traditional gasoline-powered cars (i.e. oil leakage and spillage) would be greatly decreased.</u> 2. In order to eliminate any pollution it may possibly arise from the operation of the proposed vehicle park and EV charging station, minor drainage channels have been proposed parallel to the site entrance of the application site within the existing boundary walls, so that surface runoff

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Comments from the Water Supplies Department		
		<p>during rainfall events collected within the application site would be discharged to the drainage channels and subsequently to the public stormwater drains in a controlled manner. The details of the proposed drainage will be provided for relevant department's consideration as an approval condition. A series of mitigation measures and management practices have been proposed to ensure there is no material increase in pollution effect within WGG during the operation of the proposed development.</p> <p>3. The only construction activities involved in the proposed development would be the installation of the meter cabinets, outdoor H-pole switchgear demarcation and the proposed minor drainage channels, which may involve minimal excavation at specific locations. A series of mitigation measures and management practices have been proposed to ensure the possible impacts of the proposed development to the water bodies due to the installation works is minimized.</p> <p>Being temporary in nature, the approval of the present application would provide an interim solution to maximise land utilisation of a vacant site, provide a unique opportunity to ease the shortfall of car parking spaces and EV chargers for the village whilst being able to incorporate a workable technical solution to minimize potential pollution to the WGG. The encouragement of using EVs and the proposed development also tallies with the Chief Executive's 2022 Policy Address in relation to the promotion of the use of EVs.</p> <p>The Planning Statement has been updated accordingly to reflect the Applicant's</p>

Item	Departmental Comments	The Applicant's Responses
Comments from the Water Supplies Department		
		dedication to minimize potential pollution to the WGG by proposing that the proposed temporary public vehicle park to only allow EV cars only (i.e. no traditional gasoline-powered cars allowed).

2 Responses to Comments from the Agriculture, Fisheries and Conservation Department (AFCD)

Item	Departmental Comments	The Applicant's Responses
Comments from the Agriculture, Fisheries and Conservation Department		
AFCD (1)	We have no comment on the further information provided and our previous comments are still valid.	<p>Noted.</p> <p>A planning assessment on the subject 'AGR' zone has been prepared and attached in Appendix IV of the revised Planning Statement.</p> <p>The Applicant sincerely request that your Office could 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. This would facilitate improvement of the existing traffic condition and safety within the village, and also maximize the utilization and efficiency of vacant land until there is a concrete plan/program for agricultural activities at the site. The encouragement of using EVs and the proposed development also tallies with the Chief Executive's 2022 Policy Address in relation to the promotion of the use of EVs.</p>