

## TOCO PLANNING CONSULTANTS LTD.

TOWN PLANNING, ENVIRONMENT &amp; DEVELOPMENT CONSULTANCY

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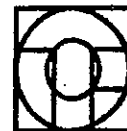
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 達材都市規劃  
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The Secretary,  
 Town Planning Board  
 15/F, North Point Government Offices  
 333 Java Road,  
 North Point, Hong Kong  
 (Attn.: Ms. Corey NG)

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

Dear Sir/ Madam,



17 April, 2024

**Section 16 Planning Application for Proposed Temporary Village Car Park for Private Electric Vehicle Only with Electric Vehicle Charging Facilities 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 5.4.2024.

Please find attached 4 copies each of the Response-to-Comments table and attachment 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) The Applicant notes the additional measures to ensure the operation and maintenance of the electric vehicle charging station shall not cause any contamination and leaching of contaminants to the Water Gathering Ground (WGG). The revised Risk Assessment has been attached in **Appendix II**.
- (ii) A preliminary drainage proposal and site formation plan has been prepared and attached in **Appendix I**. In view that the application site is flat and already hard paved, the minor site formation works only involves the future u-channel, catchpit, underground pipe, outdoor H-pole switchgear demarcation and meter cabinets. The operation and maintenance plan has been incorporated in Section 1.4.2 of the revised Risk Assessment. The Applicant will engage a drainage consultant to prepare a drainage proposal after the s.16 planning application has been approved by the Town Planning Board as an approval condition.

AFCD:

The Applicant appreciates AFCD has no further comments on our Further Information(s). The Applicant would like to emphasise that this is a temporary application and the application site has been hard paved for a long period of time. The proposed temporary use could allow a

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vacant site to be put in good use to address the community's need. The site is currently not covered by any Agricultural Rehabilitation Program. The approval of this temporary application would facilitate improvement of the existing traffic condition and safety within the village, and also maximize the utilization and efficiency of vacant land. We note that there are many fallow and vacant land in the Lam Tsuen, Tai Po area which is considered more suitable for agricultural rehabilitation as compared to the application site which is covered by concrete paving before 2005.

The encouragement of using Electric Vehicle (EV)s and the proposed development also tallies with the Chief Executive's 2022 Policy Address in relation to the promotion of the use of EVs. The Applicant sincerely request that relevant departments and the Town Planning Board could give sympathetic consideration to this temporary application.

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

