



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-TKL/825



29 January 2026

Dear Sir/ Madam,

**Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years, Lots 1892 RP (Part), 1894 S.A (Part) and 1894 RP (Part) in D.D. 76, Leng Tsai Tsuen, Tai Kwu Ling, New Territories**

We refer to the comments from Transport Department and Water Supplies Department sent to us via District Planning Office/ Sha Tin, Tai Po and North (DPO/STN)'s emails between 15.1.2026 and 27.1.2026. Please find attached 4 copies of the table of our response to departmental comments with attachments for your attention.

We noticed that there are 27 public comments received during the public inspection period for the captioned application. The Applicant appreciates to learn that 25 nos. including the Chairman and Vice-chairman of Fanling District Rural Committee, the Village Representative and several villagers of Leng Tsai Village supported the application. The Chairman of Lung Shan Area Committee has no comment on the application. In response to the remaining neutral commenter and the query from DPO/STN, the Applicant clarifies that EV charging facilities will not be provided for the proposed village car park.

Yours faithfully,  
Toco Planning Consultants Ltd.

  
Ted Chan  
Managing Director



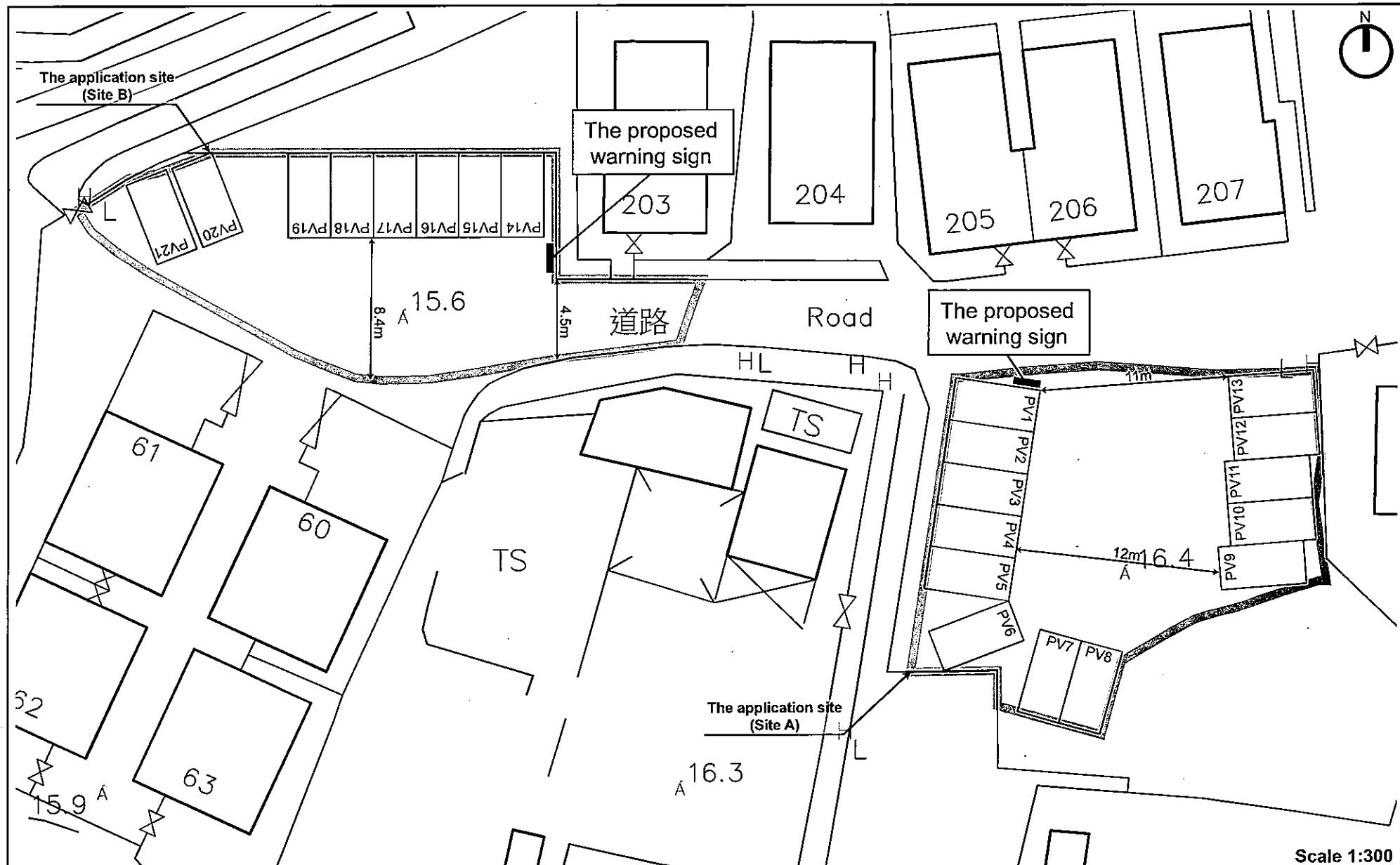
c.c. DPO/STN (Attn. Ms. Sheren LEE, TP/N3)

1. Responses to Comments from Transport Department (TD)

Item	Departmental Comments	The Applicant's Responses
TD(1)	<p>a. Although the additional traffic generated by the proposed vehicle park is not significant, the permission of development outside the "V" zone could set an undesirable precedent case for similar applications in the future. The resulting cumulative adverse traffic impact has to be reviewed on case by-case basis in the future;</p>	<p>Please be advised that the application site, where only a very small portion (less than 17%) falls outside the "V" zone, has already been hard paved, partly fenced off and used as the subject village car park for more than 20 years. The subject village car park is not an undesirable use as it could continuously accommodate the strong demand for vehicle parking spaces within the village. It would also have positive impact to the traffic condition in the area by reducing the number of illegal roadside parking. Given the unique land use background, location and existing site characteristics of this application, it is considered that the risk of creating a precedent in the area by this small scale development is not substantial.</p> <p>In view of the additional traffic generated by the subject village park is not significant, the Applicant sincerely hopes that the subject village car park on temporary basis could be tolerated for three years. The Applicant trusts that each application will be assessed on its own merit by the relevant Government departments, and the resulting cumulative adverse traffic impact will have to be reviewed on case by-case basis.</p>
TD(2)	<p>b. The applicant should clarify the dimensions of vehicle used in the swept path analysis;</p>	<p>The dimensions of vehicle used in the swept path analysis have been added on <b>Plan D-1</b>, <b>Plan D-2</b> and <b>Plan F</b>.</p>
TD(3)	<p>c. The applicant should advise the location of the proposed warning sign and ensure that it will not clash with the path of movement of vehicles;</p>	<p>The location of the proposed warning sign has been indicated on the <b>Plan C</b> attached. The Applicant will ensure that the proposed warning sign will not clash with the path of movement of vehicles.</p>

Item	Departmental Comments	The Applicant's Responses
TD(4)	d. The applicant should clarify whether the proposed vehicle park open for public use or a private vehicle park rented only to villagers of Leng Tsai Village on a monthly basis as mentioned in Section 4.4 (a) of the submitted Planning Statement.	The Applicant confirmed that the subject village car park has been rented and will rent only to villagers of Leng Tsai Village on a monthly basis.
TD(5)	e. The vehicular access leading to the subject site from Sha Tau Kok Road is not managed by this Department. The applicant should seek comment from the responsible party.	Noted. The Applicant will seek comments from the responsible party.
TD(6)	<p><b><u>Further comments received on 23.1.2026</u></b></p> <ul style="list-style-type: none"> <li>Regarding the response to Item TD(2), the layout of the proposed parking spaces should be indicated in the swept path analysis for better illustration of vehicle maneuvering;</li> <li>Regarding the response to Item TD(3), the Applicant propose the detail of the proposed warning signs for our further consideration; and</li> <li>Regarding the response to Item TD(4), please clarify whether the title of the planning application "Section 16 Planning Application for Temporary Public Vehicle Park (Private Cars Only)" reflects the intention of exclusively renting parking spaces to local villagers.</li> </ul>	<ul style="list-style-type: none"> <li>Sorry for the computer error. The layout of the proposed parking spaces has been indicated in the swept path analysis.</li> <li>Noted. Please see example in relation to the detail of the proposed warning signs on the right.</li> <li>Please be advised that the title of the planning application is in accordance with the Town Planning Board's definitions of terms/ broad use terms used in statutory plans. It is similar to a recently approved case (No. A/NE-TKL/797) which is also a village car park that has been rented only to the villagers of Leng Tsai Village on a monthly basis.</li> </ul> 

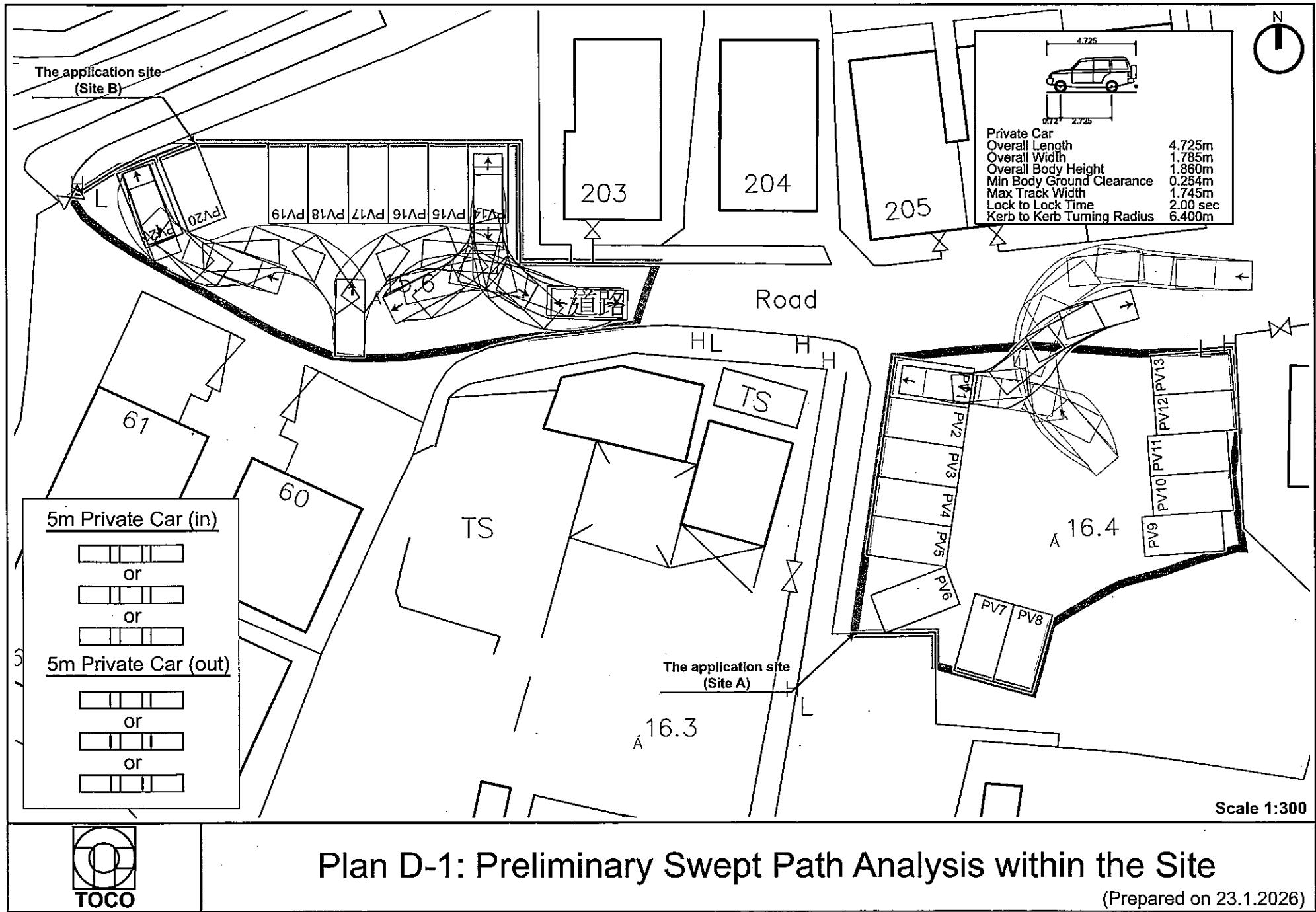
Item	Departmental Comments	The Applicant's Responses
TD(7)	<p><b><u>Further comments received on 27.1.2026</u></b></p> <ul style="list-style-type: none"><li>● For response to our further comment no. 1 – No comment; and</li><li>● For response to our further comment no. 2 – We have no objection in-principle to the provision of the proposed warning signs for road safety purpose. Please ensure that the warning signs on private roads shall comply with Code of Practice for Private Roads.</li></ul>	<ul style="list-style-type: none"><li>● Noted.</li><li>● Noted. The Applicant will ensure that the warning signs on private roads shall comply with Code of Practice for Private Roads.</li></ul>

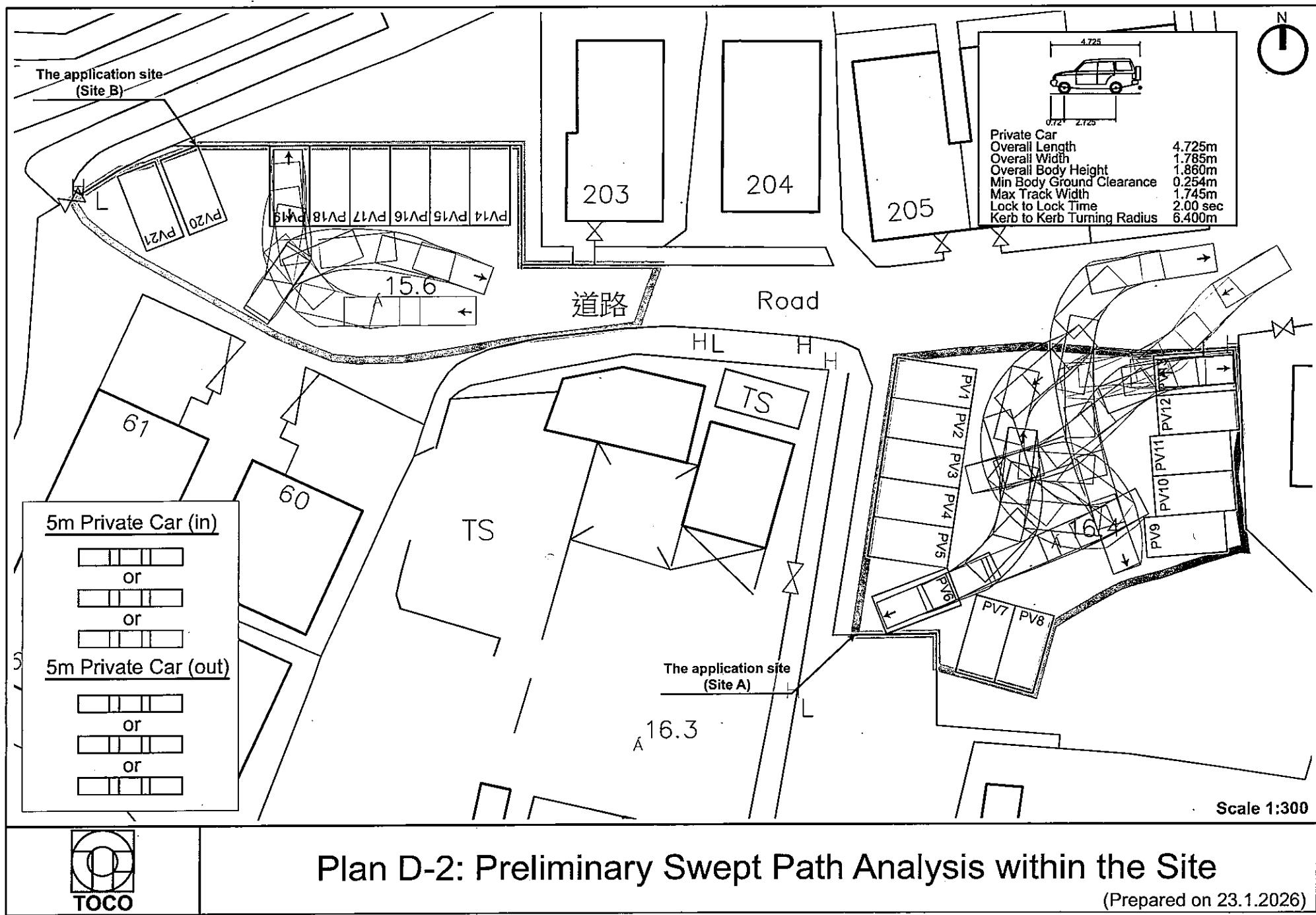


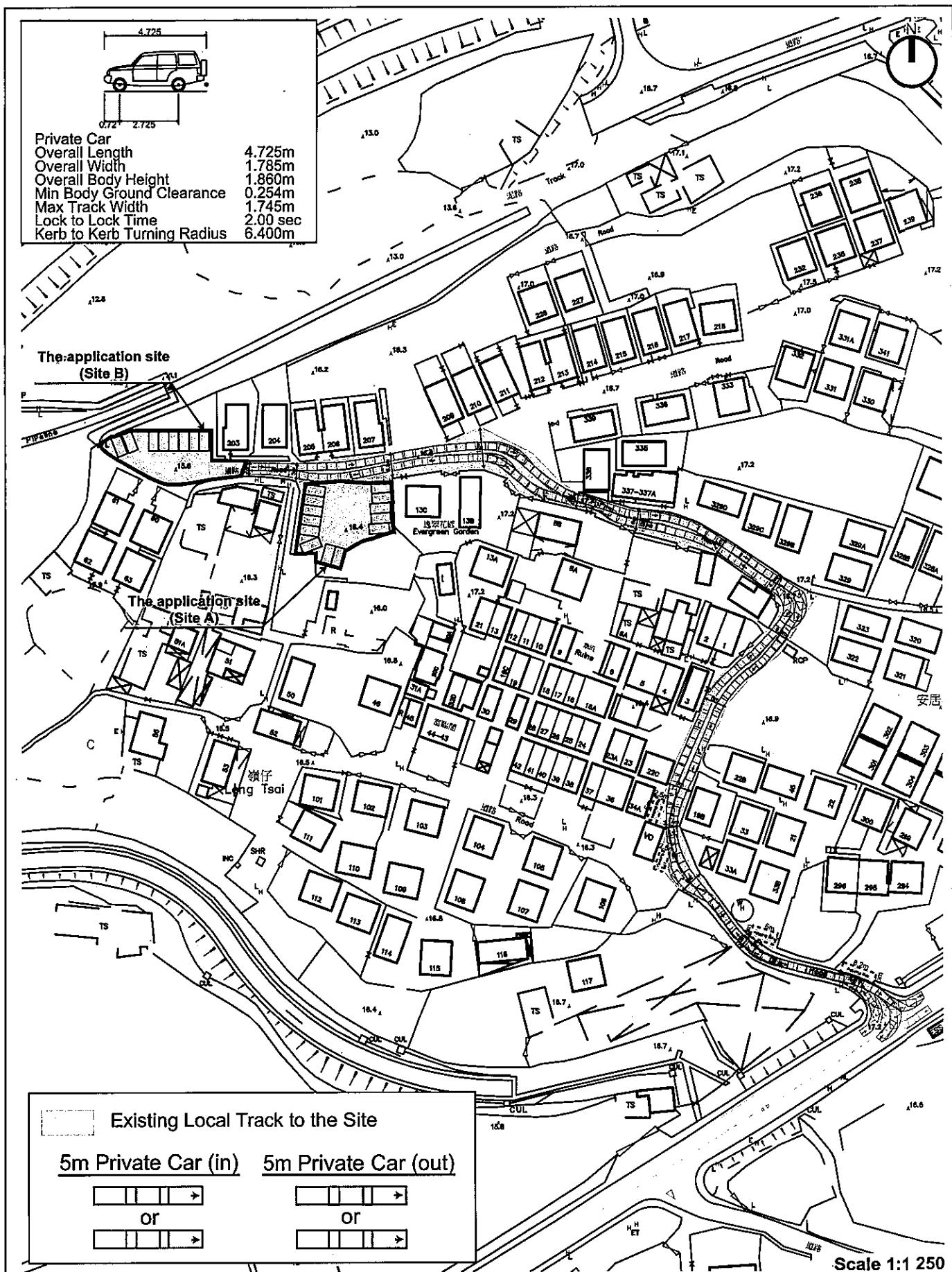
## Plan C: Proposed Layout Plan

(For Indicative Purpose Only)

(Prepared on 16.1.2026)







**Plan F: Preliminary Swept Path Analysis  
along the Local Track**

(Prepared on 16.1.2026)

2. Responses to Comments from Water Supplies Department (WSD)

Item	Departmental Comments	The Applicant's Responses
WSD(1)	<p>a. Existing water mains inside the Site as shown in the Mains Record Plan (Attachment) may be affected. The applicant is required to either divert or protect the water mains found on site.</p>	<p>It is noted that an existing water main falls within a very small part of Site B of the application site. However, no structure(s) or construction work(s) will be erected/ carried out within the said area and it will be retained as the current use, i.e. the existing village car park area only. Therefore, the subject development will not affect the existing water mains and relevant Government departments will have free access to the said area.</p>
WSD(2)	<p>b. If diversion is required, existing water mains inside the Site areas are needed to be diverted outside the site boundary of the Site to lie in GL. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and</p>	<p>In view of the above, diversion of the existing water mains within the application site is not required.</p>
WSD(3)	<p>c. If diversion is not required, the following conditions shall apply:</p> <p>(i) existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;</p> <p>(ii) details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;</p>	<p>Noted. The Applicant shall follow the conditions as recommended by your Office.</p>

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	<p>(iii) no structures shall be built or materials stored within 1.5 m from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;</p> <p>(iv) no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe.</p> <p>(v) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet;</p> <p>(vi) tree planting may be prohibited in the event that the D of WS considers that there is any likelihood of damage being caused to water mains;</p>	
WSD(4)	d. There is an existing 2000mm diameter raw water mains in vicinity of the Site. The site boundary should be revised to exclude the existing 15m Water Works Reserve for the 2000mm diameter raw water mains to avoid causing difficulty to the	Please be advised that the present application is intended to regularise the existing village car park with no structure(s) or construction work(s) to be erected/ carried out within the site. Hence, the site boundary cannot be revised, and the Applicant shall follow the conditions as recommended by

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	<p>maintenance and repair works. If this request could not be entertained, the following conditions shall also be imposed:</p> <p>(i) no structure shall be erected over this Waterworks Reserve and such area shall not be used for storage purposes except with the prior written consent of the Water Authority;</p> <p>(ii) no tree planting shall be permitted within the Waterworks Reserve except with the prior written consent of the Waterworks Authority;</p> <p>(iii) for the protection of the existing Government water mains, no blasting or pile driving works shall be carried out within the Waterworks Reserve except with the prior written consent of the Water Authority;</p> <p>(iv) the grantee/applicant shall indemnify and keep indemnified the Government from and against all liability, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature the grantee/applicant, his servants, workmen and contractors in connection with any damage to the existing Government water mains;</p> <p>(v) the Water Authority and his officers and contractors, his or their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of</p>	<p>your Office.</p>

Item	Departmental Comments	The Applicant's Responses
	<p>laying, repairing and maintenance of water mains. All other services across, through or under the waterworks reserve are required to seek authorisation from the Water Authority; and</p> <p>(vi) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and</p>	