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寄件者: [REDACTED]
寄件日期: 2026年08月31日星期一 12:53
收件者:
主旨: RE: Planning Application No. A/TP/710 - Departmental Comments
附件: Location of Tung Tsz Shan Road Parking Lot (Lower) (A_TP_710).pdf; Location of Tung Tsz Shan Road Parking Lot (Upper) (A_TP_710).pdf

類別: Internet Email

Dear Ms. WUN,

I refer to your email with comments from Transport Department below.

If there is future parking demand for the proposed development, nearest public car park is located in Tung Tsz Shan Road - Tung Tsz Shan Road Parking Lot (Lower), which is about 800m away and about 11 minutes walking distance from the application site. Alternative public car parking is also located at Tung Tsz Shan Road - Tung Tsz Shan Road Parking Lot (Upper), which is about 1km away and about 13 minutes walking distance from the application site.

Attached please find 2 location plans extracted from Google Map showing the location of the aforesaid 2 public car parks and the walking route to the application site for your easy reference.

On the other hand, public transport (i.e minibus services route no. 20B) is available at Tung Tsz Road, which is just outside the application site.

Thanks & regards,

[REDACTED]

From:
Sent: Monday, August 31, 2026 10:20 AM
To: [REDACTED]
Cc:
Subject: Planning Application No. A/TP/710 - Departmental Comments

Dear Sir/Madam,

I refer to the planning application No. A/TP/710 for proposed House (New Territories Exempted House (NTEH) - Small House) at Lot 311 S.A in D.D. 14, Tung Tsz, Tai Po.

Please find the further comments from the Transport Department below for your consideration.

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Transport Department (Contact: Mr. Issac CHAN; Tel: 2399 2406)

- In examining s.16 Application, traffic impact of the proposed development on existing and committed transport infrastructure should be carefully assessed. While the traffic impact caused by small scale individual private developments might appear tolerable, the application may set an undesirable precedence for similar applications in the future. The cumulative traffic impact of such developments may overload the existing/planned transport infrastructure provided in the area.
- Regarding parking provision of the proposed development, according to the Hong Kong Planning Standards and Guidelines, up to 1 car parking Space for each standard NTEH should be provided and the provision shall generally be in communal parking area(s) within the village environs. The subject development is connected to Tung Tsz Road via a village access road. As the proposal does not include a parking space for the NTEH, the applicant is required to demonstrate how the parking demand would be addressed so as not to induce further illegal parking and hence adverse traffic impact in the vicinity. Key considerations may include: availability of surplus parking spaces in the communal parking area(s) or in other appropriate locations and availability of convenient public transport service in the vicinity of the proposed NTEH.

If you intend to make responses to the comments or provide further information to supplement your application, please make reference to the relevant Town Planning Board Guidelines (TPB PG-No. 32B) which is available on the website of the Town Planning Board (https://www.tpb.gov.hk/en/forms/Guidelines/TPB_PG_32B.pdf).

Should you have any questions related to the comments above, please feel free to contact the relevant officer or the undersigned.

Thank you.



Location of
Car Parking Space - Tung Tsz Shan Road Parking Lot (Upper)