

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Heng Fai HFCL <[REDACTED]>

Sent: Saturday, March 14, 2026 2:23 PM

To: Benson Ka Chun LAU/PLAND <bkclau1@pland.gov.hk>

Subject: S.16 Planning Application no. A/NE-LT/786 – Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in "Village Type Development" Zone on Lot No. 824 in D.D. 10, Chai Kek, Lam Tsuen, Tai Po - Response to Comment from Water Supplies D...

Dear Sir,

Referring to your email dated 9 January 2026, I am pleased to furnish you with the following documents for your perusal and referral to Water Supplies Department (WSD) for further comment.

- i) Revised Site Plan (Dwg. No. : 19/03/T01A, Date : 14/03/2026)
- ii) Revised Layout Plan (Dwg. No. : 19/03/T02A, Date : 14/03/2026)
- iii) A copy of first approval letter from Town Planning Board (TPB) on captioned site dated 22 March 2019
- iv) A copy of letter from Planning Department confirming WSD's requirement complied with dated 1 September 2020
- v) A copy of letter from TPB approving renewal dated 18 March 2022

In view of the captioned site previously approved by TPB in 2019, complying with the requirement of WSD in 2020 and obtaining renewal from TPB in 2022, the requested Risk Assessment Report by WSD should be waived.

Comments and conditions from WSD are responded in same paragraph as follows:

(a) to (d) Noted.

(e) & (i) Existing peripheral channels together with grease trap and petrol interceptor have been provided on site.

(f) Signage for alerting not to pollute Water Gathering Ground shall be displayed as indicated in Layout Plan.

(g) Peripheral fencing has been provided except vehicular ingress/egress along the eastern boundary.

(h), (j) & (k) Noted.

Regards,
CHUNG Tin Pui
The Applicant

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Heng Fai HFCL <[REDACTED]>

Sent: Saturday, March 14, 2026 1:20 PM

To: Benson Ka Chun LAU/PLAND <bkclau1@pland.gov.hk>

Subject: S.16 Planning Application no. A/NE-LT/786 – Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years in "Village Type Development" Zone on Lot No. 824 in D.D. 10, Chai Kek, Lam Tsuen, Tai Po - Response to Comment from Transport Depart...

Dear Sir,

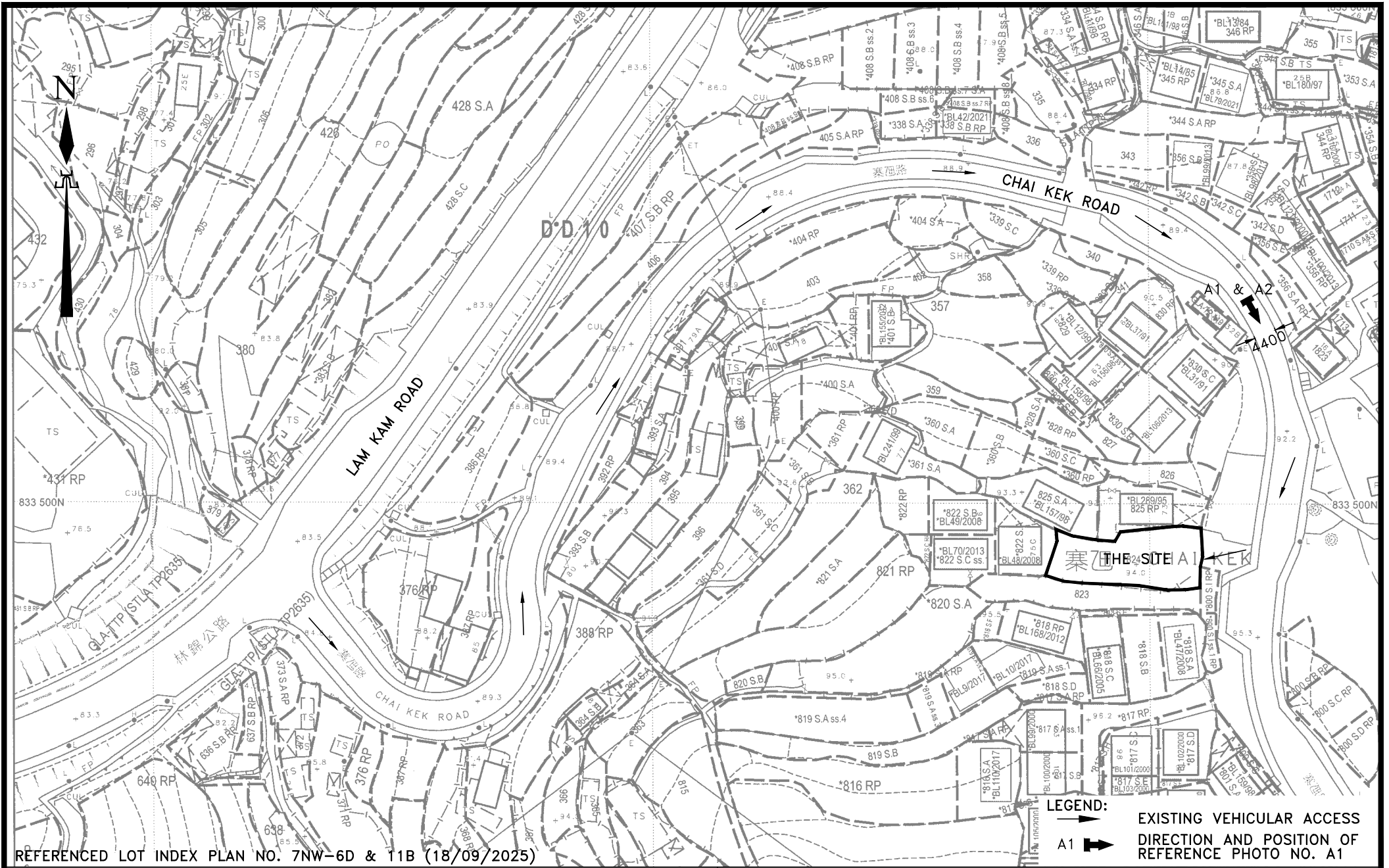
Referring to your email dated 22 December 2025, I am pleased to furnish you with the following documents for your perusal and referral to Transport Department (TD) for further comment.

- i) Revised Site Plan (Dwg. No. : 19/03/T01A, Date : 14/03/2026)
- ii) Revised Layout Plan (Dwg. No. : 19/03/T02A, Date : 14/03/2026)
- iii) Photographs showing the width of vehicular access

Comments from TD are responded as follows:

- i) The swept path for vehicles moving into / out of the parking places are supplemented on Layout Plan but it is not shown for parallel parking places for clarity.
- ii) The width of vehicular access of about 4.4 m wide is shown on attached photographs and indicated on Site Plan

Regards,
CHUNG Tin Pui
The Applicant



HENG FAI CONSULTING LIMITED
 恒輝專業顧問有限公司

PROJECT: TEMPORARY PRIVATE VEHICLE PARK (PRIVATE CARS ONLY) ON LOT NO. 824
 IN D.D. 10, CHAI KEK, TAI PO, N.T.

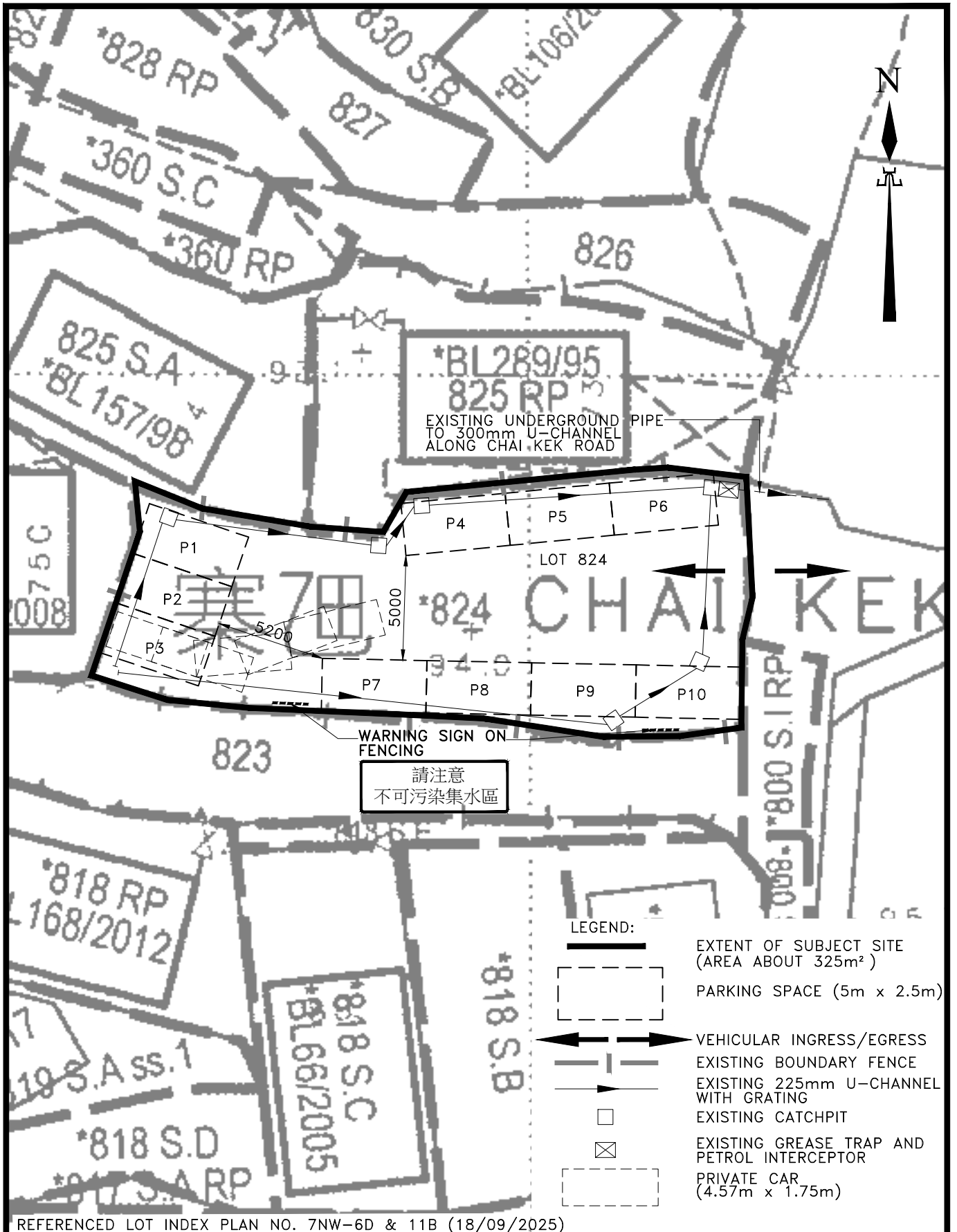
TITLE : SITE PLAN

DWG. NO. : 19/03/T01A

SCALE : 1 : 1000

DATE : 14/03/2026

電話:
 傳真:



REFERENCED LOT INDEX PLAN NO. 7NW-6D & 11B (18/09/2025)

HENG FAI CONSULTING LIMITED
 恒輝專業顧問有限公司

電話: [REDACTED]
 傳真: [REDACTED]

PROJECT: TEMPORARY PRIVATE VEHICLE PARK (PRIVATE CARS ONLY) ON LOT NO. 824
 IN D.D. 10, CHAI KEK, TAI PO, N.T.

TITLE : LAYOUT PLAN

DWG. NO. : 19/03/T02A

SCALE : 1 : 250

DATE : 14/03/2026

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

By Post & Fax (2658 8757)

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-LT/661

22 March 2019



(Attn: T.H. Chan)

Dear Sir/Madam,

**Proposed Temporary Car Park (Private Cars Only) for a Period of 3 Years
in "Village Type Development" Zone, Lot 824 in D.D. 10, Chai Kek, Lam Tsuen, Tai Po**

I refer to my letter to you dated 6.3.2019.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 8.3.2022 and is subject to the following conditions :

- (a) no vehicles other than private cars are allowed to be parked/stored on the site at any time during the planning approval period;
- (b) no vehicle dismantling, inspection, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out at the site at any time during the planning approval period;
- (c) the development should not cause any water pollution to the upper indirect water gathering ground at any time during the planning approval period;
- (d) the provision of boundary fencing on the site within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 8.9.2019;
- (e) the submission of drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 8.9.2019;
- (f) in relation to (e) above, the implementation of drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 8.12.2019;
- (g) the submission of proposal on grease trap and petrol interceptor within 6 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the TPB by 8.9.2019;

- (h) in relation to (g) above, the implementation of proposal on grease trap and petrol interceptor within 9 months from the date of planning approval to the satisfaction of the Director of Water Supplies or of the TPB by 8.12.2019;
- (i) if any of the above planning conditions (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) if any of the above planning conditions (d), (e), (f), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix IV of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34B and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 9.3.2022. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-4). For details, please refer to TPB Guidelines No. 34B. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 8.3.2019 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 12.4.2019). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Kathy Chan of Sha Tin, Tai Po & North District Planning Office at 2158 6242. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

List of Government Department Contacts

(Application No. A/NE-LT/661)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	李巧瑩女士 Ms. LEE Hau Ying, Vivian	2332 2471	2770 4761
水務署 Water Supplies Department	策劃組 System Planning Section	李家建先生 Mr. LEE Ka Kin	2152 5748	2351 6949

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District
Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference 19/03/L09
本署檔號 Our Reference TPB/A/NE-LT/661
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806

By Post and Fax (2687 6596)
(1 page)

1 September 2020

Heng Fai Consulting Limited



(Attn.: Mr. Frank T. C. LUI)

Dear Sir,

**Compliance with Approval Condition (h)
Proposed Temporary Car Park (Private Cars Only) for a Period of 3 Years
in "Village Type Development" Zone
Lot 824 in D.D. 10, Chai Kek, Lam Tsuen, Tai Po
(Application No. A/NE-LT/661)**

I refer to your submission received by this office on 5.8.2020 for compliance with approval condition (h) on the implementation of proposal on grease trap and petrol interceptor under the captioned application.

The Chief Engineer/New Territories East of Water Supplies Department (CE/NTE, WSD) has been consulted and has no comment on the compliance with the approval condition (h). In this regard, I am pleased to inform you that the requirement of approval condition (h) as stated in the approval letter (Ref. TPB/A/NE-LT/661-4) dated 28.5.2020 has been complied with.

Should you have any queries, please contact Ms. Vanessa CHUNG (Tel: 2158 6225) of the Sha Tin, Tai Po & North District Planning Office.

Yours faithfully,

(Ms. Jessica CHU)

for and on behalf of Director of Planning

c.c.

CE/NTE, WSD
CE/MN, DSD

(Attn.: Mr. Season CHAN)
(Attn.: Ms. Vivian LEE)

(Fax No. 2354 5748)
(Fax No. 2770 4761)

Internal

CTP/TPB(1)
Site Record
JC/VC/JF/jf

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

By Post

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號
In reply please quote this ref.: TPB/A/NE-LT/714

18 March 2022



Dear Sir/Madam,

Renewal of Planning Approval for Temporary Private Car Park (Private Cars Only) for a Period of 3 Years in "Village Type Development" Zone, Lot 824 in D.D. 10, Chai Kek, Lam Tsuen, Tai Po

I refer to my letter to you dated 8.2.2022.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years and be renewed from 9.3.2022 to 8.3.2025 and is subject to the following conditions :

- (a) no vehicles other than private cars are allowed to be parked/stored on the site at any time during the planning approval period;
- (b) no vehicle dismantling, inspection, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out at the site at any time during the planning approval period;
- (c) the development should not cause any water pollution to the upper indirect water gathering ground at any time during the planning approval period;
- (d) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;
- (e) the existing grease trap and petrol interceptor implemented on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a condition record of the existing drainage facilities within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.6.2022;

- (g) in relation to (f) above, the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (h) if any of the above planning condition (a), (b), (c), (d), (e) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if the above planning condition (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VI of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 9.3.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.info.gov.hk/tpb/tc/meetings/RNTPC/Agenda/690_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 4.3.2022 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 8.4.2022). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Kevin Lau of Sha Tin, Tai Po & North District Planning Office at 2158 6242. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officer is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board

List of Government Department Contacts

(Application No. A/NE-LT/714)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	陳裕坤先生 Mr. CHAN Yu Kwan	2332 2471	2770 4761

Extracted from Confirmed Minutes of 690th Meeting of RNTPC held on 4.3.2022

Agenda Item 31

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/NE-LT/714 Renewal of Planning Approval for Temporary Private Car Park (Private Cars Only) for a Period of 3 Years in “Village Type Development” Zone, Lot 824 in D.D. 10, Chai Kek, Lam Tsuen, Tai Po (RNTPC Paper No. A/NE-LT/714)

74. The Committee noted that the application was for renewal of a planning approval and the Planning Department had no objection to the application for a further period of three years based on the assessments set out in the Paper.

Deliberation Session

75. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 9.3.2022 to 8.3.2025 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) no vehicles other than private cars are allowed to be parked/stored on the site at any time during the planning approval period;
- (b) no vehicle dismantling, inspection, maintenance, repairing, cleansing, paint spraying or other workshop activities shall be carried out at the site at any time during the planning approval period;
- (c) the development should not cause any water pollution to the upper indirect water gathering ground at any time during the planning approval period;
- (d) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;

- (e) the existing grease trap and petrol interceptor implemented on the site shall be maintained at all times during the planning approval period;
- (f) the submission of a condition record of the existing drainage facilities within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.6.2022;
- (g) in relation to (f) above, the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (h) if any of the above planning condition (a), (b), (c), (d), (e) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if the above planning condition (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

76. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix VI of the Paper.

TEMPORARY PRIVATE VEHICLE PARK (PRIVATE CARS ONLY) ON LOT NO. 824 IN D.D. 10, CHAI KEK, TAI PO, N.T.

RECORD PHOTOGRAPHS

Date Taken :

10 March 2026

Photo Ref. :

As-Shown



Photo No. A1

General view of the existing vehicular access of Chai Kek Road (looking southeast)



Photo No. A2

Width indication of about 4.4 m of the existing vehicular access