

Urgent Return receipt Expand Group Restricted Prevent Copy

Rex Chi Ho LING/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月13日星期三 4:16
收件者: Rex Chi Ho LING/PLAND; Christy Tsui Yan LEUNG/PLAND
主旨: summary of answers to the comments from Lands Dept, Water Services Dept, CEDD
附件: grease traps.pdf
類別: Internet Email

As per the phone conversation with Ms Y L Lam from Lands Dept on 28th April, Tung Hing Tong response with the followings:

Advisory Comments

(i) The TS mentioned on the south west edge of the proposed car park site, although it is within the proposed car park lot site, has no relationship to the section 16 application. It is a TS erected as a farm shack by a flower grower leasing a parcel of land nearby for generations. The TS, was there decades ago (exact date TBD) is believed to carry a SC numbers, and we are activity in the process of sorting it out with the current farmer after the phone discussion with Ms Lam yesterday.

Our Actions

The Tung Hing Tong Manager and village elders have discussed this particular issue and concluded the followings:

1) The TS on the Southern side of the site IS IN THE PROCESS OF TAKING DOWN.

(ii) Tung Hing Tong noted the "STW"

(iii) Tung Hing Tong noted the points raised concerning the adjoining private lots and Government Land for vehicle accessing to the site and the management and maintenance responsibility.

Water Services Dept
Our actions

Tung Hing Tong is to confirm the followings regarding the section 16 submission.

a) This is a private car park with designated parking space for residents only. No commercial vehicles is allowed to park inside including the oil tanker.

If there are any oil leakage found the concerned cars should leave the carpark strictly and immediately.

b) The car park site covered with entire impermeable concrete surface. Oil absorbent pads/sheets would be provided for immediate use if necessary.

We will instal 2 grease traps along the N side of the site. * Storage of chemicals and lubricants are prohibited.

c) On-site maintenance, repairing activities would be strictly prohibited.

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*attached sketch for the proposed grease trap locations (see attachment)

Transport Dept
Attention Ms Jenny Li

The isle width of the proposed parking lot is for private cars only.

The minimum isle width for straight forward one way is at 4m.

The entrance to the parking lot has ample space for turning into the lot, it is measured at a minimum of 7.2m.

A access road map to Lam Kam Road from the parking lot is attached in this email (road map is attached in the section 16,111 submission).

The access road is a government build and maintained road with a minimum width (curb to curb) of 3 m.

** EVA in the past had entered the parking lot as it is, repeatedly in the past during rescue operations.

I will contact Ms Li directly within the coming days to provide more info and to answer any questions.

Please refers to parking schematic for parking spots dimensions and isle width.

7NW-A/C 205

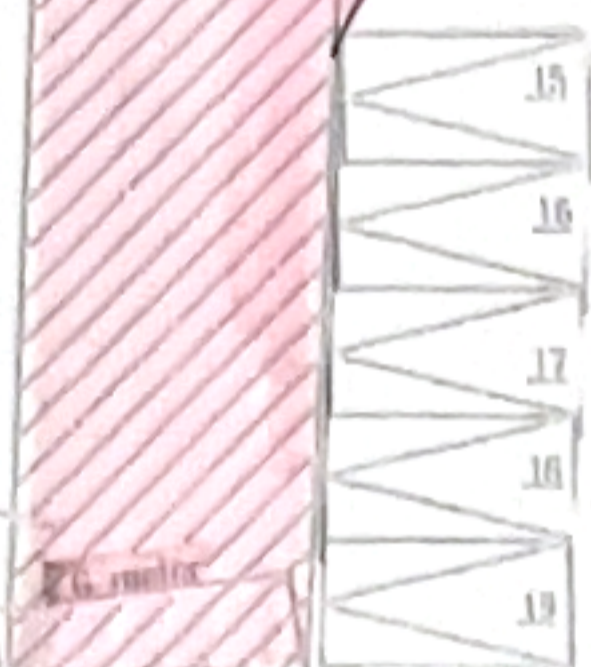
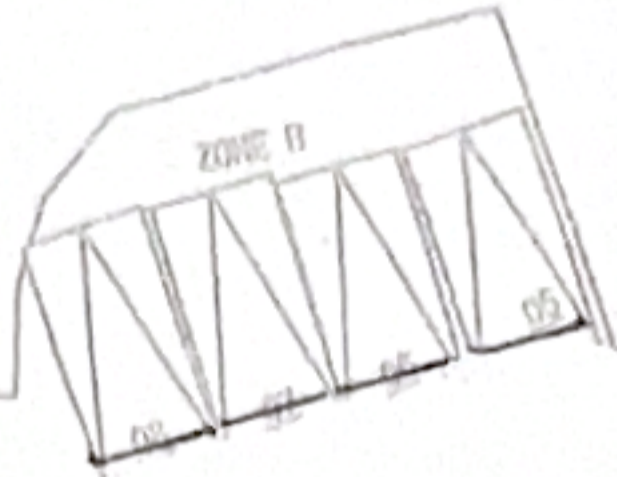
MIN. 6M SET BACK



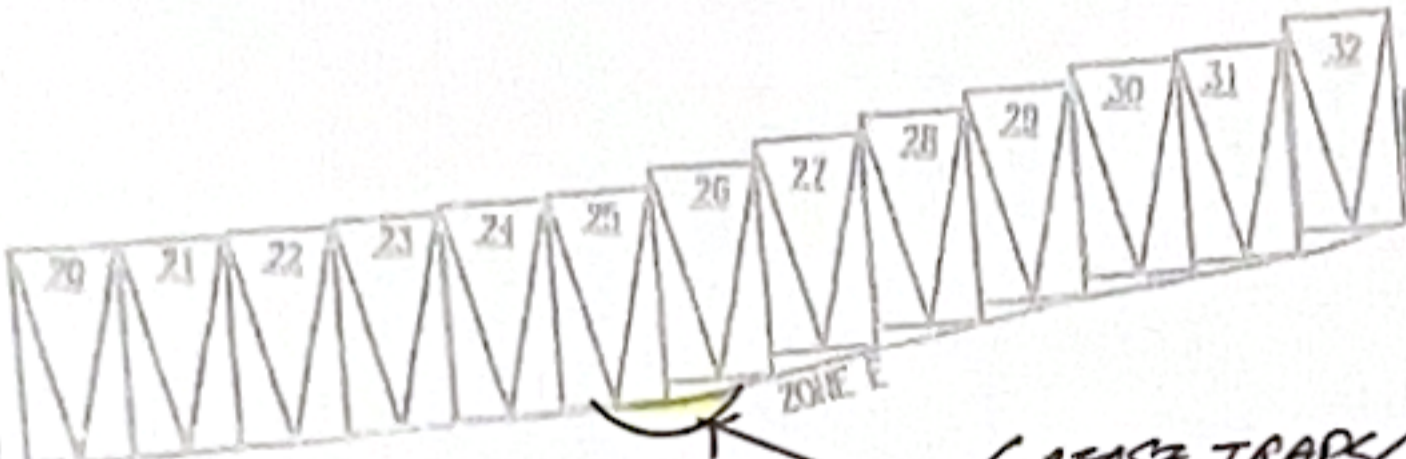
I.S.

SET BACK FROM EDGE

SET BACK FROM EDGE



AVG ZONE (18)



GREASE TRAPS

4.1M

7.2M

ZONE A



LOT 1204 IN D.D. NG TUNG CHAI TAI PO, NEW TERRITORIES

Rex Chi Ho LING/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月14日星期四 12:15
收件者: Rex Chi Ho LING/PLAND; Christy Tsui Yan LEUNG/PLAND
副本: [REDACTED]
主旨: supplementary information to S16 application A/NE-LT/791
附件: File1 amended s16 pages.pdf; site plan with set back deduction.pdf; may 13 parking schematic.pdf

類別: Internet Email

Dear Mr. Ling,

Enclosed please find the following information.

1. The amended area calculation on p .2, p 5 and p.10 of the S 16 submission.

The calculation is based on the N to W distance of 20 m multiply by the 6 m set back, total is 120 sq m.

$1338.19 \text{ sq.m} - 120 \text{ sq m} = 1218,19 \text{ sq m}.$

see attached revised submission pages file 1 showing pages 2, 5, and 10.

2. Revised site plan showing the deduction of the set back from the plan.

See attached file showing site plan.

3. Revised parking schematic showing a set back of 6 m from edge of ease slope and feature 7NW-A/C 245 retaining wall.

See attached file

4. Tung Hing Tong stipulated that vehicles using the parking lot must be registered and carry a valid registration mark according to the Road Traffic Regulations (Cap 374E).

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Yau Yung Sang, Manager Tung Hing Tong

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	DD10 LOT1204 (part) Ng Tung Chai, Lam Tsuen, Tai Po, NT
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1218.19sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積.....sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NIL..... sq.m 平方米 <input type="checkbox"/> About 約

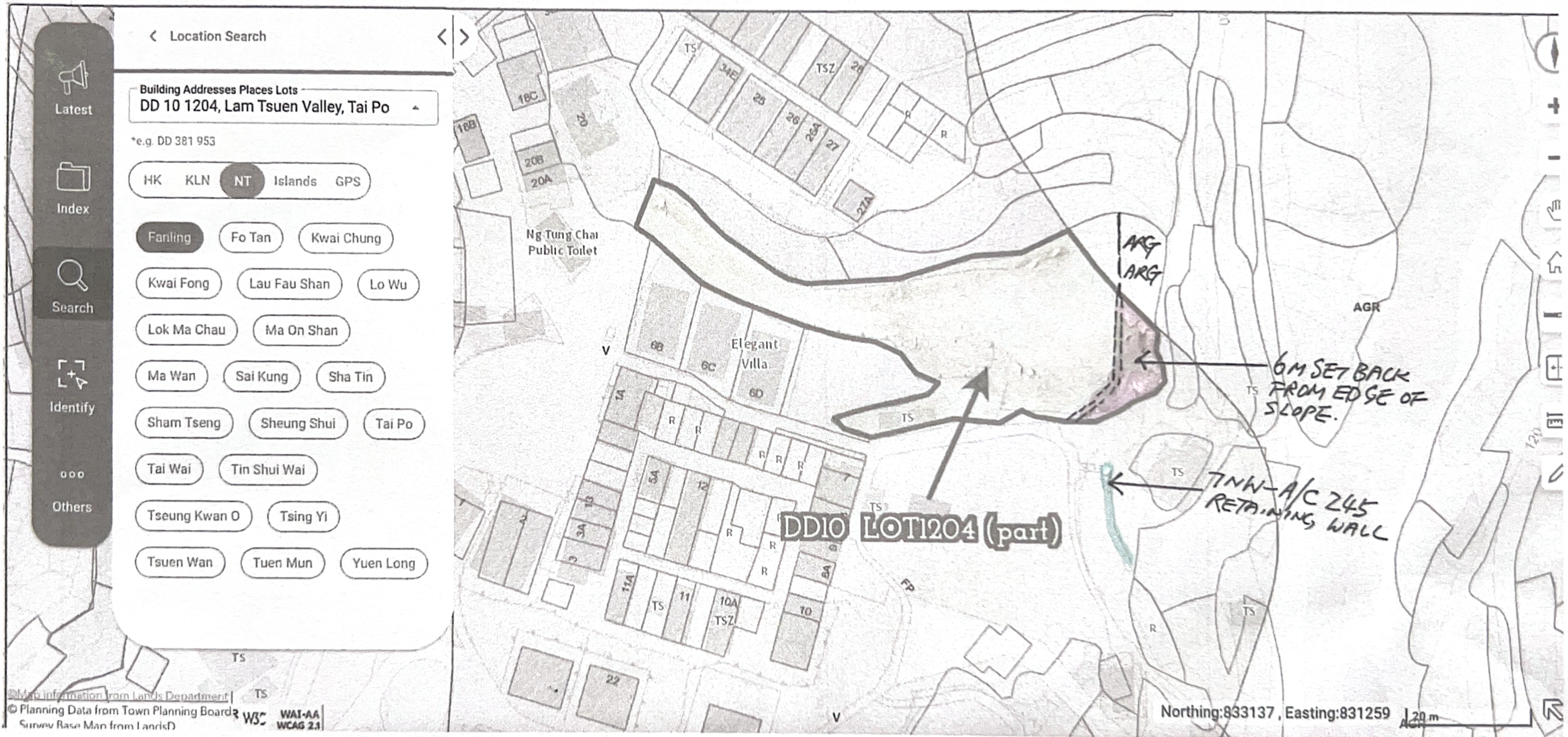
6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Private Vehicle Park (Private Cars Only) for a period of 3 years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3..... <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.1218.19sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.N/Asq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.N/A
Proposed domestic floor area 擬議住用樓面面積	.N/Asq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.N/Asq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.N/Asq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) .N/A.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	33.....
Motorcycle Parking Spaces 電單車車位	N/A.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A.....
Others (Please Specify) 其他 (請列明)	N/A.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NIL.....
Coach Spaces 旅遊巴車位	NIL.....
Light Goods Vehicle Spaces 輕型貨車車位	NIL.....
Medium Goods Vehicle Spaces 中型貨車車位	NIL.....
Heavy Goods Vehicle Spaces 重型貨車車位	NIL.....
Others (Please Specify) 其他 (請列明)	NIL.....

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	DD10 LOT 1204 (part)
Site area 地盤面積	1218.19 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/NE - LT/11
Zoning 地帶	"V" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 _____ <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Private Vehicle Park (Private Cars Only) for a period of 3 years



< Location Search >

Building Addresses Places Lots
 DD 10 1204, Lam Tsuen Valley, Tai Po

*e.g. DD 381 953

HK KLN **NT** Islands GPS

Farling Fo Tan Kwai Chung

Kwai Fong Lau Fau Shan Lo Wu

Lok Ma Chau Ma On Shan

Ma Wan Sai Kung Sha Tin

Sham Tseng Sheung Shui Tai Po

Tai Wai Tin Shui Wai

Tseung Kwan O Tsing Yi

Tsuen Wan Tuen Mun Yuen Long

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Others

Ng Tung Char Public Toilet

Elegant Villa

DDIO LOT 1204 (part)

ARG
ARG

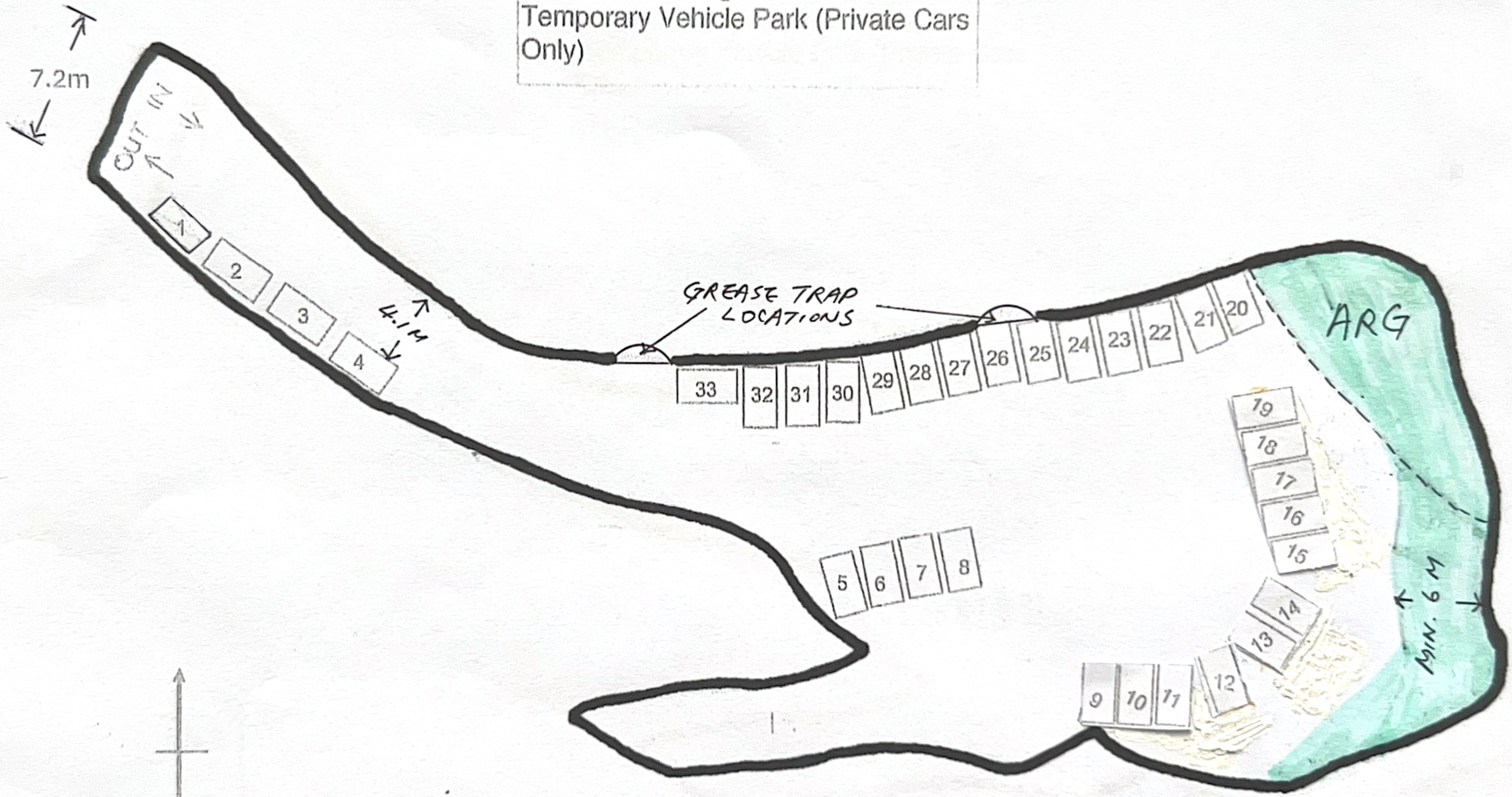
6M SET BACK FROM EDGE OF SLOPE.

TNW-A/C 245 RETAINING WALL

Map information from Lands Department
 © Planning Data from Town Planning Board
 Survey Base Map from LandsD

Northing: 833137, Easting: 831259 | 20m

Proposed Parking Schematic for
Temporary Vehicle Park (Private Cars
Only)



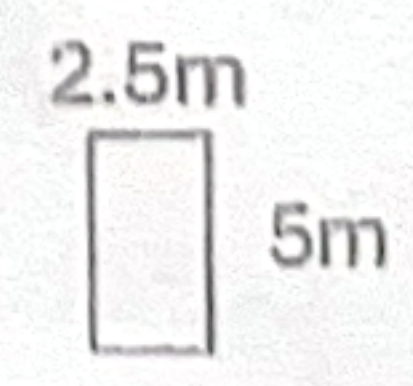
7.2m

4.1m

GREASE TRAP
LOCATIONS

ARG

MIN. 6M



X 7NW-A/C 245
RETAINING WALL.
X
X