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From: T. H. & Associates Ltd. <[REDACTED]>
Sent: 2025-06-11 星期三 09:28:09
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: [REDACTED]
Subject: Further information for A/NE-KTS/557
Attachment: 11062025090629.pdf; 11062025090558.pdf;
11062025090539.pdf

Dear All,

Attached please find the further information as advised for your further action.

Best Regards
LAI Hoi-wai

T. H. & Associates Limited

[REDACTED]
[REDACTED]

Tel: [REDACTED]
Fax: [REDACTED]

Think Before You Print. Use Paper Wisely.

打印此電子郵件前, 請為我們環境設想, 珍惜紙張。



Managing Director T. H. CHAN 陳德慶
MHKIS, MRICS, RPS (LS), ALS

**Professional
Associates**

Consultant J. C. NG 吳佐材
MHKIS, MRICS, ALS

Your Ref:

Date: 6-6-2025

Dated

Fax

TOWN PLANNING BOARD

15/F, North Point Government Offices

(Attn.: Miss Charlotte CHI)

Dear madam,

Section 16 Planning Application

Proposed Temporary Private Car-Park (for private cars only)

Various Lots in D.D. 92, Kam Tsin, North District

Your email dated 26-5-2025 refers.

In response to the comments raised by Commissioner for Transport, the following are our reply;-

- (a) Please refer to the original Layout Plan (Appendix B) in the original submission, sufficient maneuvering spaces are provided within the subject site. A non-parking area is also provided in the subject site serves for waiting area.
- (b) No gate will be installed at the entry;
- (c) The pedestrian passage will be painted in green with reflective paint. Warning signboard will be placed on the wall at the entry as well as at the exit;
- (d) Deed of Grant of "Right of Way" had been obtained from owners of Lot 495 RP & 493 RP in D.D. 92 and registered in the Land Registry under memorial no. 07010600260478

Please note that objections from public had withdrawn their objection.

Proposed Management of the Proposed Temporary Private Car-park

1. Parking regulations notice will be installed at the entrance & exist of the car-park.



2. Not less than three "Independent Recognition Label" would be issued to each car-park users. Car-park users are required to put the "Independent Recognition Label" on the front windshield of the vehicle. Vehicles without the "Independent Recognition Label" is liable to be either blocked or locked.
3. The applicant, Mr. Hau is living on the ground floor of the small house on Lot 495 S.A ss1 S.B, house no. 441. He is now retired and will carry out the regular surveillance & security patrol of the car-park to ensure vehicle safety as well as all vehicles parked inside the Car-park should have the "Independent Recognition Label".
4. The carpark will be served for the private car owner of the nearby local residents. The carpark users are advised not to honk the car horns unless necessary.

In response to the comment from District Lands Officer, North of Lands Department, The unauthorized structure had been removed from Lot 495 S.A ss4 in D.D. 92, please refer to the attached photo.

There are 14 car-parks in the Proposed Private Car-park, 12 private car licence plates listed below will be parked inside the Proposed Private Car-park, two car-parks will be reserved for visitors.

Ge1333, Yp5263, Vw4513, Vw8566, We3378, Xf8932
Zm4184, Ye8889, Rp703, Wv6283, Lw986, Wv1061

Should you still have any queries, grateful if you would contact me either by email:
[REDACTED] or tel: [REDACTED]. Thank you very much for your kind attention.

Yours sincerely,

.....
(T.H. CHAN ALS, MHKIS, MRICS, RPLS(LS))

c.c.



Proposed operating hours 擬議營運時間

From Monday to Sunday & including Public Holidays 24 hours/daily

由星期一至星期日及公眾假期每天 24 小時

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有建築物的改動？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) (Appendix G)</p> <p style="text-align: center;">Local Track</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>																																	
<p>(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)</p>																																			
<p>(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																																	
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																																	
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td colspan="3" style="text-align: center;">NA</td> </tr> </table> <p style="text-align: right;">(Appendix E)</p>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	NA		
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