

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

寄件者: Theodora Pui Shan CHAN/PLAND
寄件日期: 2026年02月02日星期一 10:15
收件者: tpbpd/PLAND
副本: 
主旨: Fw: [s.16 application A/NE-PK/229-FI01]: Departmental Comment from Transport Department (TD)
附件: Access Plan.pdf; Proposed Signboard.pdf

Dear Town Planning Board Secretariat,

Please find below the further information submitted by the applicant via email dated 1.2.2026 regarding the s16 application No. A/NE-PK/229. Thank you.

Regards,
Theodora Chan
TP/TP(6)
Sha Tin, Tai Po & North District Planning Office
Planning Department

From: pang hingyeun 
Sent: Sunday, February 1, 2026 3:04 PM
To: 
Subject: 回覆: [s.16 application A/NE-PK/229]: Departmental Comment from Transport Department (TD)

Dear Ms. Chan,

We responded to the TD's comments.

1. The application site has been granted planning permission for the construction of a small house, but since the application has not yet received approval from the Lands Department, we wish to temporarily use it as a parking lot.

Additionally, due to the upcoming construction of small houses in the nearby parking area, parking spaces will be reduced, so we hope to use the application site to compensate for the decreased parking availability.

2. We only use Wai Hon Road and pass through the rural road to entering the application site.
3. The dimensions of our vehicles are as follows: Private Cars are approximately 4.5 meters (L) x 1.8 meters (W), Light Goods Vehicle (Van Type) are approximately 4.7 meters (L) x 1.7 meters (W).
4. Please refer to the Access Plan.
5. Please refer to the Proposed Signboard Plan.
6. We will ensure that no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period.

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

7. We will clarify with relevant land owners and maintenance authorities on the management and maintenance responsibilities of the local village access accordingly.

Thank You !

Regards,
H.Y.Pang
從 [Outlook](#)傳送

寄件者: Theodora Pui Shan CHAN/PLAND [REDACTED]

寄件日期: 2026 年 1 月 30 日 19:19

收件者: [REDACTED]

副本: [REDACTED]

主旨: [s.16 application A/NE-PK/229]: Departmental Comment from Transport Department (TD)

Dear Mr. Pang,

**Temporary Private Vehicle Park (Private Car and Light Goods Vehicle) for a Period of 3 Years,
Various Lots in D.D. 91, Kai Leng, Sheung Shui
(Application No. A/NE-PK/229)**

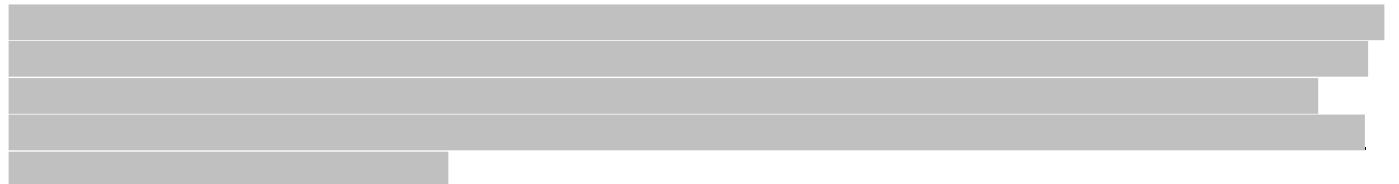
I refer to the captioned planning application.

2. Please find comments (see below) from Transport Department (TD, Contact Person: Mr. Gary POON, Tel.: [REDACTED]) for your follow up action.

Comments from TD from traffic engineering point of view:

- (i) Although the additional traffic generated by the proposed vehicle park is not significant, the permission of development outside the “V” zone will however 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;
- (ii) Please confirm whether only the local access leading to the development site from Wai Hon Road would be used for entering the site;

- (iii) The applicant should clarify the dimensions of vehicle used in the swept path analysis;
- (iv) The applicant should advise the locations and dimensions of the passing bays along the access road;
- (v) 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;
- (vi) No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period; and
- (vii) The local village access leading to the development site from Yu Tai Road and Wai Hon Road are not managed by this Department. The applicant should clarify with relevant land owners and maintenance authorities on the management and maintenance responsibilities of the local village access accordingly.



Regards,

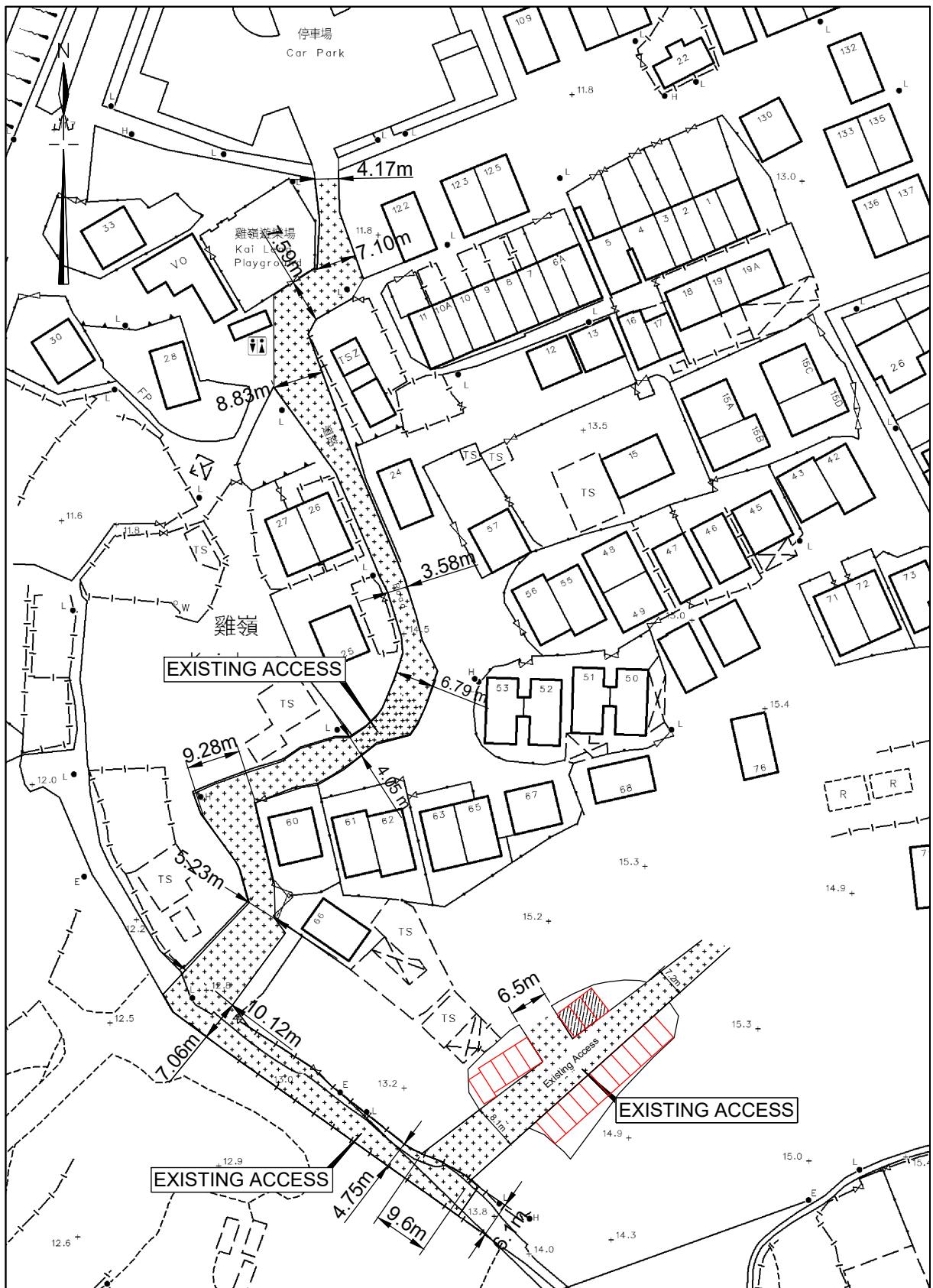
Theodora CHAN

TP/TP(6)

Sha Tin, Tai Po & North District Planning Office

Planning Department

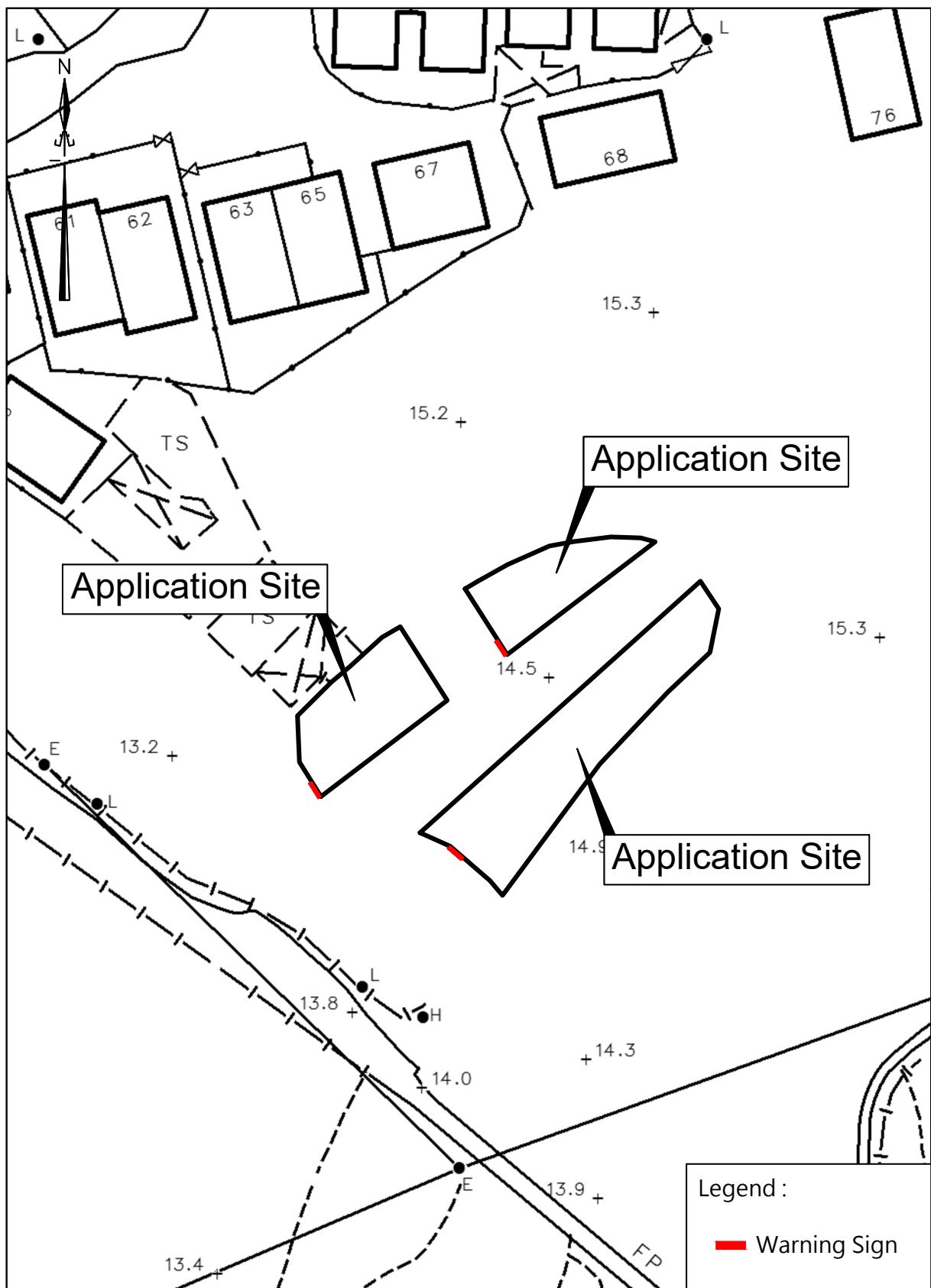
ACCESS PLAN



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Scale : 1 : 1000
Survey Sheet No. : 3-SW-11B
3-SW-12A
Date : January 2026

PROPOSED SIGNBOARD



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Scale : 1 : 500
Survey Sheet No. : 3-SW-11B
3-SW-12A
Date : January 2026