



Skye Parking Limited

緯德停車場有限公司

打鼓嶺警署交通部

新界打鼓嶺坪輦路

尊敬的負責人：

有關新界打鼓嶺蓮麻坑路地段 61 S.B RP 外貴部門於私人地方放置路障的事宜

我司謹此函達，貴署最近於上述地段的部分土地上放置路障，這導致本公司的業務受到損失，並直接影響車主對本公司的印象。我們希望了解貴署放置路障的原因。(附圖)

該私人土地是本公司向業主租用的部分土地，作為停車場用途。

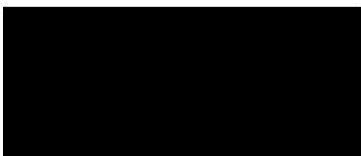
貴署所放置路障的範圍，本公司僅於交通繁忙時用作臨時停車，以便疏導交通，防止附近交通混亂，若非必要時並不會使用該範圍。現場警員曾提及因該部分土地上畫有黃線，故不能停車，而本公司現已清除所有黃線及鐵柱。

此外，附近其他停車場的管理公司亦在私人土地外停泊車輛，煩請貴署跟進此事。(附圖 1 及 2)

我們懇請貴部門盡快回覆，告知我們相關的處理結果及進一步的措施。

謝謝您的關注。

此致，



A handwritten signature in blue ink, appearing to be a stylized name.







致政府產業署

敬啟者：

有關香園圍邊境管制站公眾收費停車場

我謹代表打鼓嶺區鄉事委員會，特此致函以表達我們支持緯德停車場有限公司參與今年7月4日的重新招標。緯德停車場有限公司自2023年起接手管理及營運位於蓮麻坑路的三個露天停車場，我們深感欣慰。

緯德停車場有限公司在管理方面展現了卓越的專業能力。他們不僅有效解決了蓮麻坑一帶因泊車問題而引發的交通阻塞情況，還通過合理的車位規劃和流量管理，顯著提高了停車場的運營效率。此外，他們積極與社區居民溝通，了解民眾的需求，並針對性地優化服務，這一點得到了村民和旅客的一致好評。

自緯德停車場有限公司開始營運以來，村民和旅客均表示滿意，反映出該公司的服務不僅提升了停車便利性，更改善了周邊的交通環境。我們相信，持續支持他們的運營將進一步促進本區的發展與繁榮。

因此，我們懇請貴署考慮將香園圍邊境管制站公眾停車場的經營權繼續交由緯德停車場有限公司負責。相信在他們的專業管理下，我們的社區將獲得更多便利，並持續改善交通流暢性。

此致！



張天送

打鼓嶺區鄉事委員會首副主席

2025年6月25日

致：政府產業署

敬啟者：

有關香園圍邊境管制站公眾收費停車場

本人（萬新財）是香園圍村原居民代表，本人對緯德停車場有限公司在停車場管理方面的努力表示感謝。今年7月4日將會重新招標，緯德停車場有限公司自2023年起接手管理及營運位於蓮麻坑路的三個露天停車場，我們深感欣慰。

緯德停車場有限公司以其專業的管理方式，有效解決了蓮麻坑一帶因泊車問題而引發的交通阻塞情況，極大地改善了我們的出行環境。自該公司開始營運本區停車場以來，村民和旅客均對其服務表示高度讚賞與支持。

因此，我們希望貴署能考慮將香園圍邊境管制站的公眾停車場的經營權繼續交由緯德停車場有限公司負責管理，以便他們能夠以同樣的專業精神，為我們的社區帶來更多的便利與改善蓮麻坑路的交通暢順。

簽署：



（香園圍村原居民代表：萬新財）

日期：2025年6月27日





## **Executive Summary**

*(in case of discrepancy between English and Chinese versions, English version shall prevail)*

This Application is submitted to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”) for a proposed temporary Public Vehicle Park (Excluding Container Vehicle), Shop and Service (convenience store) and Ancillary Office for a period of 3 years (“**the Proposed Development**”) at Lot Nos. 377, 380 S.A, 380 S.B, 380 S.C and 380 RP in D.D. 78, and 61 S.B RP (Part), 62 and 65 S.B RP (Part) in D.D. 80 in Heung Yuen Wai, New Territories (“**the Application Site**”).

The Application Site falls within an area of “Recreation” (“**REC**”) zone and “Village Type Development” (“**V**”) zone on the Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2 (“**the OZP**”). Upon completion of the Proposed Development, it comprises 107 parking spaces for private cars (at least 2.5m x 5m each) and 8 parking spaces for Light Goods Vehicle (LGV) (at least 3.5m x 7m each), as well as two two-storey structures for convenience store and ancillary office uses with building height of 6 m, and three structures for security kiosk and storage with building height less than 3 m. The total floor area is about 396 sq.m. There will be two various loading and unloading bays for LGV to support the Proposed Development.

The Application echoes government’s direction to provide more parking spaces to serve the Heung Yuen Wai Boundary Control Point, which aims to accommodate the high demand of the local villagers and the cross-boundary travellers for car parking spaces. It is situated at a convenient location that is within 5 minutes walking distance from the Boundary Control Point.

The Proposed Development does not hinder the long-term planning intention of “REC” and “V” zone. Similar applications in the “REC” and “V” zone in the Ta Kwu Ling North area have also been approved and considered. The Proposed Development will not cause adverse traffic, visual, landscape, drainage and environmental impacts.

In view of the above justifications, we would sincerely seek for favourable consideration of the Board to approve this Application.



## 內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請根據《城市規劃條例》第 16 條，就新界香園圍丈量約份第 78 約地段第 377 號、第 380 號 A 分段、第 380 號 B 分段、第 380 號 C 分段及第 380 號餘段及丈量約份第 80 約地段第 61 號 B 分段餘段（部分）、第 62 號，以及第 65 號 B 分段餘段（部分）（下稱「**申請地點**」）的用地，向城市規劃委員會（下稱「**城規會**」）申請作擬議臨時公眾停車場（貨櫃車除外）及臨時商店及服務行業（便利店）連附屬辦公室用途，為期 3 年（下稱「**擬議發展**」）。

申請地點現時於《打鼓嶺北分區計劃大綱圖編號 S/NE-TKLN/2》（下稱「**大綱圖**」）劃作「康樂」和「鄉村式發展」地帶。擬議發展包括 107 個私家車專用停車位（每個最少 2.5 米 x 5 米）和 8 個輕型貨車專用停車位，以及兩個兩層高的構築物作為臨時商店及服務行業和附屬辦公室用途，高度約 6 米。另外，三個少於三米高的擬議構築物則作為停車場更亭和儲物室。總樓面面積約為 396 平方米。擬議發展將會有兩個輕型貨車的上落客貨車位。

申請響應政府提供更多泊車位服務香園圍口岸的方向，旨在滿足當地村民和過境旅客對泊車位的殷切需求。申請地點坐落在一個方便的位置，從蓮塘/香園圍口岸步行 5 分鐘即可到達。

擬議發展不會妨礙打鼓嶺北「康樂」和「鄉村式發展」地帶的長遠規劃意向。而且於打鼓嶺北的「康樂」和「鄉村式發展」地帶亦已有不少相關申請曾被批准。擬議發展不會對交通、視覺、景觀、排水和環境造成不利影響。

鑒於以上提出的依據，我們真誠地尋求城規會批准該申請。



## 2.9 Temporary Public Vehicle Park for Private Cars, Shop and Services and Ancillary Office

2.9.1 The current Application Site covers an area of about 4,628 sq.m. The Proposed Development will provide a total of 107 parking spaces for private cars (at least 2.5m x 5m each) and 8 parking spaces for LGV (at least 3.5m x 7m each) within the Application Site.

2.9.2 Following the previously approved applications No. A/NE-TKLN/57 and 58, there will be two two-storey structures as temporary shop and services (convenience store) and ancillary office, each situated at the north-western portion and north-eastern portion of the Application Site. Together, with a total floor area of 396 sq.m. and a height of about 6 meters. There will be two loading & unloading bays at the north-western portion and north-eastern portion of the Application Site to serve the commercial use.

Parameters	Proposed Development
Site Area	About 4,628 sq.m.
No. of Structure	5
Covered Area	About 204 sq.m.
Maximum Height of Structure	Two structures with height about 6 metres, two-storey; and three structures with height less than 3 metres
Maximum Total Site Coverage	About 4.4%
Maximum Plot Ratio	About 0.086
No. of Parking Spaces for Private Cars	107
No. of Parking Spaces for LGV	8
Loading/ Unloading Space for LGV	2

2.9.3 Following the previously approved applications, a setback of 6 m from the road kerb side of Lin Ma Hang Road has been reserved for the future widening works of the eastern section of Lin Ma Hang Road. **These areas shall not form part of the application site**, hence no interfacing issue is anticipated from this Development.

2.9.4 The indicative layout plan of the Development is shown in **Annex 1**.

## 2.10 Operation Arrangement

2.10.1 The car park will operate 24 hours a day. Daily, weekly and monthly rental basis will be allowed for local residents and visitors. A longer operation hour and a varied charging scheme will provide greater flexibility to the cross-boundary travellers, so as to relieve the pressure from the existing Heung Yuen Wai Car Park.





intentions of the “REC” and “V” zones.<sup>5</sup>

- 3.2.3 The building form and building bulk follows the approved scheme. The only difference is the increase of car parking spaces as well as site area. A table summarizing the differences between Applications No. A/NE-TKLN/57 and 58 and the current applicant is as follows:

<u>Parameters</u>	<u>Application No.</u> <u>A/NE-TKLN/57</u>	<u>Application No.</u> <u>A/NE-TKLN/58</u>	<u>Current</u> <u>Application</u>	<u>Difference</u> <u>between</u> <u>current and</u> <u>two approved</u> <u>applications</u>
Site Area	About 1,924 sq.m.	About 2,228 sq.m.	About 4,628 sq.m.	+ 476 sq.m.
Floor Area	About 204 sq.m.	About 180 sq.m.	About 396 sq.m.	+ 12 sq.m.
No. of Structure(s)	1	1	2	Same
Max. Height of Structures	6 meters	6 meters	6 meters	Same
No. of Private Car Parking Spaces	24	26	107	+ 57
No. of LGV Parking Spaces	0	0	8	+ 8
No. of Loading/ Unloading Bay for Light Goods Vehicle	1	1	2	Same

#### 4.1 Similar Approved Applications for Public Vehicle Parks

- 4.1.1 There are several similar applications for temporary vehicle park use in the vicinity of the Application Site, which falls within “REC” zone and “V” zone.
- 4.1.2 There is a similar approved application of similar uses within the same “REC” zone and “V” zone in Heung Yuen Wai area, involving different sites. The adjacent application No. A/NE-TKLN/53 for temporary public vehicle park for private cars and LGV was approved on 2023, with its access point also abuts Lin Ma Hang Road.
- 4.1.3 Planning approval for the adjacent site (No. A/NE-TKLN/53) is going to be expired in mid-2026, with another approved site (No. A/NE-TKLN/70) that will be lapsed

<sup>5</sup> [https://www.tpb.gov.hk/en/meetings/RNTPC/Minutes/m727rnt\\_e.pdf](https://www.tpb.gov.hk/en/meetings/RNTPC/Minutes/m727rnt_e.pdf)