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Timothy Wai Pui WU/PLAND

寄件者: Winnie Tsang <[redacted]>
寄件日期: 2026年07月15日星期三 11:40
收件者: Timothy Wai Pui WU/PLAND
主旨: RE: Planning Application No. A/NE-TKLN/133 - Departmental Comments
附件: Revise Car Parking Spaces 40_202607.pdf; Car Park Planning_202607.pdf; 松園下村口交叉位車輛流量_20260712.pdf

類別: Internet Email

Dear Timothy,

Please see the reply in blue as below:

1. The applicant should substantiate the traffic generation from and attraction to their public car park in detail, including the estimates for normal weekdays, weekends and public holidays; << see attached.

2. The applicant should conduct traffic count surveys to the nearby road links and junctions, advise and substantiate the additional traffic flow generated by the development will not cause substantial traffic impact to the surrounding road network, in particular whether there would be any issue on the road capacity of Lin Ma Hang Road and the local access road connecting Tsung Yuen Ha Tsuen, which is a single-track access with traffic of both directions;
   << Weekday: around 3-4 cars/per hour
   << Weekend: around average 10 cars/per hour

3. The applicant should advise the width of the ingress and egress points; << min. 4M width

4. The applicant shall demonstrate the satisfactory manoeuvring of the vehicles entering and exiting the subject site, manoeuvring within the subject site and into/out of the parking preferably using the swept path analysis; << see attached. 2.5 x 5 M scale, can turn around.

5. The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site; << 車場管理員會在外面指揮交通

6. The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the application site;
   <<叫人地唔好在外面亂泊車

7. The above single track access linking to the car park does not have any proper kerbline to demarcate the footpath and carriageway. The applicant shall advise the provision and

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management of pedestrian facilities to ensure pedestrian safety near their car park; and
<< The width around 4M, can enough space to through it.

8. The proposed vehicular access road between Lin Ma Hang Road and the application site is not managed by TD. The applicant should seek comments/approvals from the responsible parties for the proposed vehicular access road.
<<Noted and will be seek for comments/approvals from the responsible parties.

Should you have any enquiries, please don't hesitate to contact me asap.

Thanks a lot!

Best regards,
Winnie

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	Proposal Temporary Public Vehicle park (excluding container vehical and associate filling of land for 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	☑ year(s) 年 ..... 3 ..... ☐ month(s) 個月 .....

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	2,252 45 sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	..... sq.m ☐About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	..... sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... sq.m ☐About 約
Proposed gross floor area 擬議總樓面面積	..... sq.m ☐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)

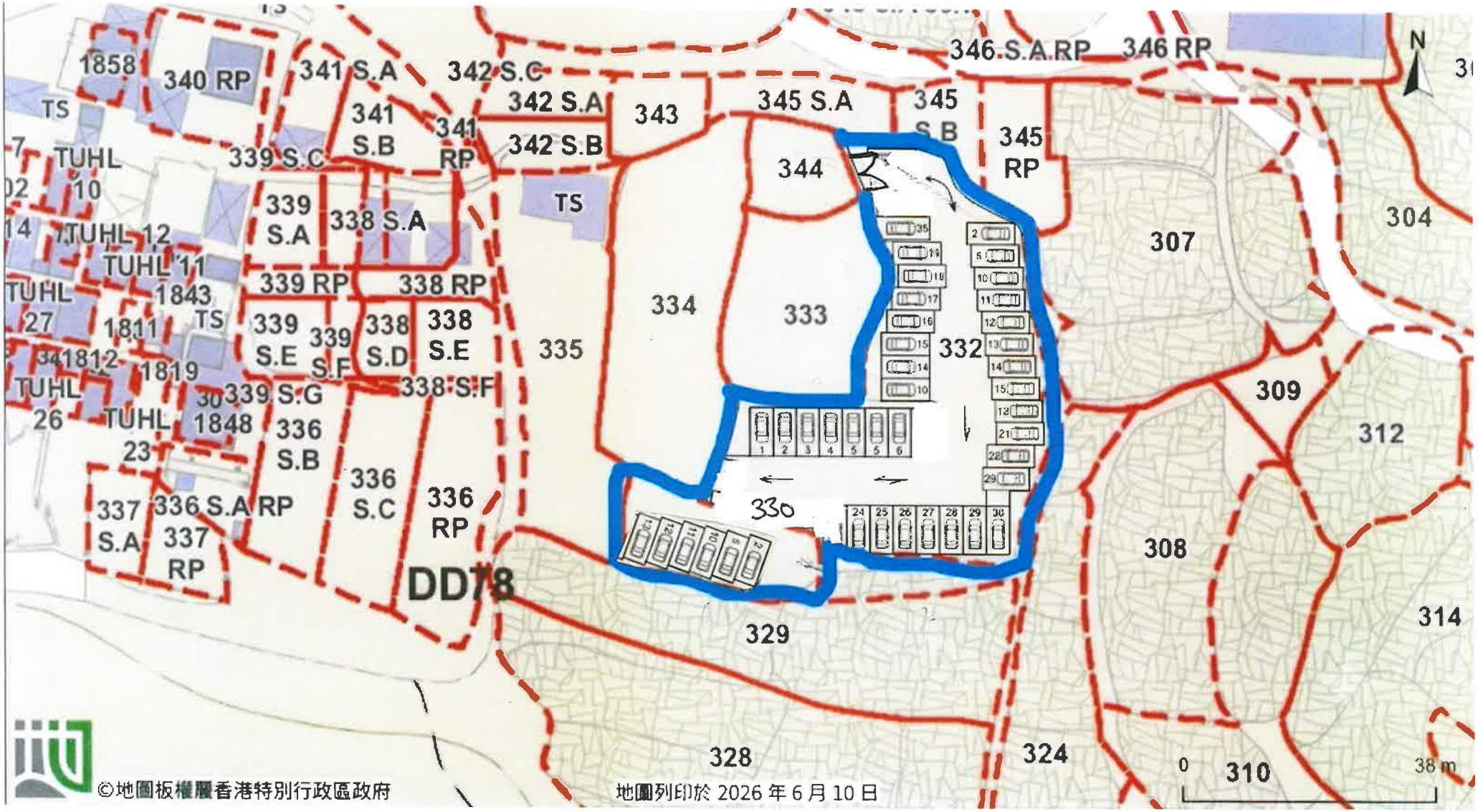
.....
.....
.....
.....

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	40
Motorcycle Parking Spaces 電單車車位	–
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....


1858
340 RP
341 S.A
342 S.C
342 S.A
343
345 S.A
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345 RP
346 S.A RP
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©地圖板權屬香港特別行政區政府
地圖列印於 2026 年 6 月 10 日

地點:	松園下村口交叉位出入位置	
車輛數算日期:	2026年7月12日(星期日)	車輛出入次數:
時間:	08:01-09:00	8
	09:01-10:00	10
	10:01-11:00	8
	11:01-12:00	9
	12:01-13:00	8
	13:01-14:00	11
	14:01-15:00	8
	15:01-16:00	7
	16:01-17:00	11
	17:01-18:00	9
	18:01-19:00	8
	19:01-20:00	13
	20:01-21:00	12
	21:01-22:00	9
	22:01-23:00	8

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Dear Timothy,

Please see the reply in blue as below:

1. Please advise the materials for the proposed land filling and the purpose of land filling. << 硬化地坪（混凝土）, 停泊車輛用途

2. Please advise the dimensions of the proposed parking space for private vehicle.<< 標準尺寸：長 5.0 公尺 × 闊 2.5 公尺

3. Please advise if vehicle without valid licence issued under the Road Traffic Ordinance will be allowed to enter or park/store at the Site. <<未持有有效駕駛執照的車輛禁止在此車場停泊

Thanks & Best regards,
Winnie