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城規會/規劃處：

有關規劃許可：A/NE-TK/858 的申請，現附上申請人回應部門的意見，請查收。

謝謝。

Ms Chong
[REDACTED]

Planning Application No. A/NE-TK/858

	Departmental Comments	Responses
	Transport Department	
1/2	<p>Please note our comments below from the traffic engineering point of view about the subject application:</p> <p>(i) We note that the site area is reduced from 6,600 sq.m (including 2,900 sq.m barbecue area) in the previous approved planning application (No. A/NE-TK/796) to 4,005 sq.m in this application.</p> <p>(ii) The previous approved application provides 20 nos. private car parking spaces and one LGV loading/unloading space, however, only 6 nos. private car parking spaces are provided in the current application, considering the similar use of the site, the applicant shall review and provide sufficient parking spaces and loading/unloading spaces proportionally in terms of site area and as compared with the previous planning application.</p>	<p>停車位不是按照申請範圍面積比率加減的，主要是要視乎最多能容納的人數而定。</p> <p>申請地點的燒烤地點，最多容納人數為 48 人，一輛私家車能容納 4-7 個人（約 24 至 40 個訪客）。</p> <p>申請人預計在最繁忙的時間，即使有超過一半訪客駕車前來也有足夠的停車位。根據過往的營運經驗，由於交通方便，在巴士/小巴直達村口的巴士站，不會有超過一半的訪客駕車前來的。因此申請人認為 6 個訪客車位的足夠的。</p>
3	<p>The operation hours of the application site is from 9am to 9pm (12 hours), the application shall reasonably justify the trip generation and attraction with the long operation hours.</p>	<p>雖然營運時間長，但並非全日都處於交通高峰。申請人預計在白色的時間會較少人來燒烤，大部分訪客都在下午 3 時後才到達，車輛都集中在下午至晚上進出。</p>
4	<p>We received complaints regarding traffic congestion at Ting Kok Road eastbound due to vehicles waiting for right-turning to the access road connecting to the subject site. The applicant shall provide a management plan to mitigate the potential queuing problem on the public road accordingly.</p>	<p>申請人會在出入口設置告示牌告知不得右轉，並會安排職員在汀角路的出入口實時指揮交通，告知駕駛者不得轉右，需繼續駕駛向前至合適地點調頭，禁止在汀角路等待，並在停車場滿時進行流量管制，限制車輛進入。</p>
5	<p>For the village access road, it is not under TD's management. It is suggested that the land status, management and maintenance responsibilities of the village access should be clarified with the relevant lands and maintenance authorities accordingly in order to avoid potential land disputes.</p>	<p>申請人知悉。</p> <p>申請人已和相關地主協商道路使用權和維修責任等，能正常出入申請地點。</p>

	Departmental Comments	Responses
	Planning Department	
1	It is noted the application site is currently fenced-off, however, the fenced-off area does not tally with the site boundary under the current application. Please clarify.	現有的圍網範圍和是次規劃申請的界線並非完全一致，申請人承諾如規劃申請批出後，申請人將會按照申請範圍設置圍網，以確保圍網範圍與申請界線完全吻合。
2	As advised by you, part of the application site was filled well before by the others. Please confirm whether no additional land filling works will be carried out at the application site.	申請人確認不會在申請地點範圍內進行任何額外的填土工程。
3	Please confirm whether majority of the application site is covered by artificial grass, with bare ground underneath.	申請人確認現時申請地點的大部分範圍被人造草皮覆蓋，而草皮下方則為硬泥面。