
From: Heng Fai HFCL [REDACTED]
Sent: 2025-12-12 Friday 17:14:45
To: TPB Submission/PLAND <tpbsubmission@pland.gov.hk>; [REDACTED]
Subject: Re: Application No. A/SK-TLS/67 - Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years at Lot 275 (Part) in D.D. 401, Ma Yau Tong, Sai Kung
Attachment: 251212 Revised pages 5, 6, 8 & 10.pdf; 251202 Responses-To-Comments Table.pdf; 250407 T01.pdf; 251202 T02C.pdf

Dear Sir/Madam,

We are writing to clarify the following points :

1. The application site is a temporary public vehicle park (Private Cars Only) for a period of 3 years. It will only serve the local residents of Ma Yau Tong village only;
2. No land filling and/or excavation works shall be carried out;
3. Operation time shall be 24 hours a day, 365 days a year, Monday to Sunday, including public holiday;
4. Only licensed vehicles under Road Traffic (Registration and Licensing of Vehicles) Regulations (Cap. 374E) shall be permitted;
5. Revised page nos. 5, 6, 8 & 10 of the Application Form are attached for your record.

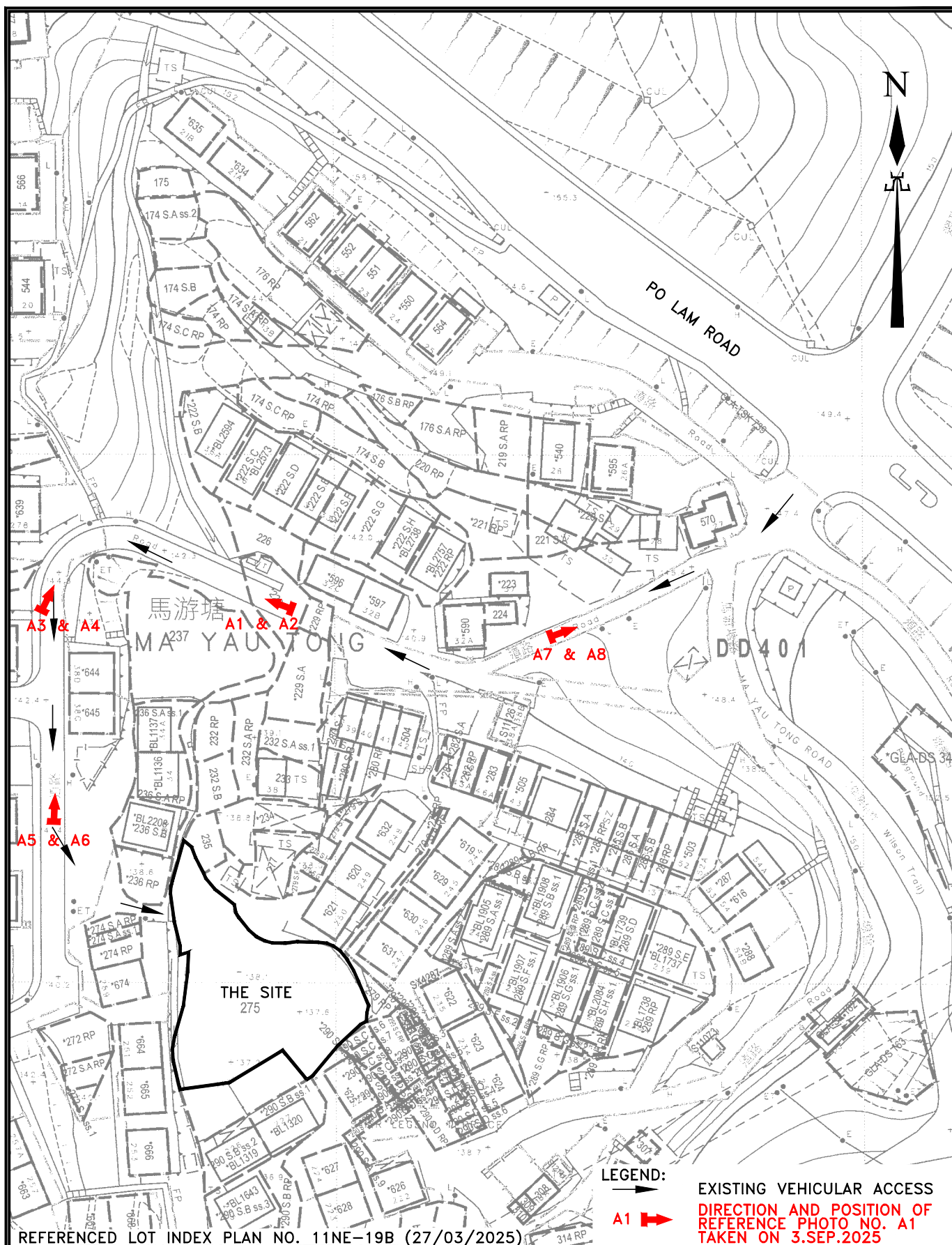
Moreover, our responses to comments from Transport Department are summarized in the Responses-To-Comments Table. Updated Layout Plan (Dwg. No.:24/44/T02C, Date : 02/12/2025) together with previous Site Plan (Dwg. No.:24/44/T01, Date : 07/04/2025) are attached for your record.

Regards,
The Applicants :
TSANG Kwok Pong
TSANG Shuk Kuen
TSANG Wai Kit

Application No. A/SK-TLS/67
Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years
at Lot 275 (Part) in D.D. 401, Ma Yau Tong, Sai Kung

Responses-To-Comments Table

Transport Department's Comments	Applicants' Responses
<p>3rd June 2025</p> <ol style="list-style-type: none"> 1. Please provide swept path analysis along the proposed vehicular access; 2. Please assess the trip generation of the proposed temporary private car park and its impact on the traffic condition in the vicinity; and 3. Please review if motorcycle parking for local residents can be provided within the site. 	<p>3rd September 2025</p> <ol style="list-style-type: none"> 1. 臨時私人停車場是經過村內的消防通道連接至寶林路，此消防通道應可符合運輸署的路徑分析 (Swept Path Analysis) 的要求 (請見附圖及相片)， 2. 臨時私人停車場是僅供村民使用，並不對外開放，平日村民都是使用公共交通工具早出晚歸，只有假日常會使用私家車作休閒活動，故此我們相信此停車場不會影響寶林路的交通高峰流量， 3. 臨時私人停車場並不設電單車車位。
<p>25th September 2025</p> <ol style="list-style-type: none"> 1. From applicants' response item 1, please demonstrate (such as swept path analysis) the smooth maneuvering of vehicles at the access and inside the carpark. 	<p>27th October 2025</p> <ol style="list-style-type: none"> 1. Please note that simple swept path analysis has been supplemented on plan to demonstrate smooth maneuvering of vehicles at the access and inside the car park. Moreover, this version of plan has amendments as follows : i) Car parking space nos. P9 to P14 are shifted slightly southeast; ii) Car parking space nos. P24 to P28 are oriented slightly clockwise; iii) Private car symbols (4.57 m x 1.75 m) are supplemented on plan.
<p>3rd November 2025</p> <ol style="list-style-type: none"> 1. Please also provide the swept path for "P35" and check if vehicles going in/out P35 "parking space" is smooth. 	<p>6th November 2025</p> <ol style="list-style-type: none"> 1. Please note that the swept path for "P35" is supplemented in red color on plan showing the vehicles going in/out P35 "parking space" smoothly.
<p>10th November 2025</p> <ol style="list-style-type: none"> 1. Vehicles movement from P35 and P28 are in conflict. Please remind the applicant to implement necessary traffic control to prevent vehicles moving in/out these parking lots at the same time. 	<p>2nd December 2025</p> <ol style="list-style-type: none"> 1. Please note that warning signs (開車前請留意對面車輛) shall be posted to remind the vehicles moving in/out of car parking space nos. P28 and P35 safely.



HENG FAI CONSULTING LIMITED
 恒輝專業顧問有限公司

電話: _____
 傳真: _____

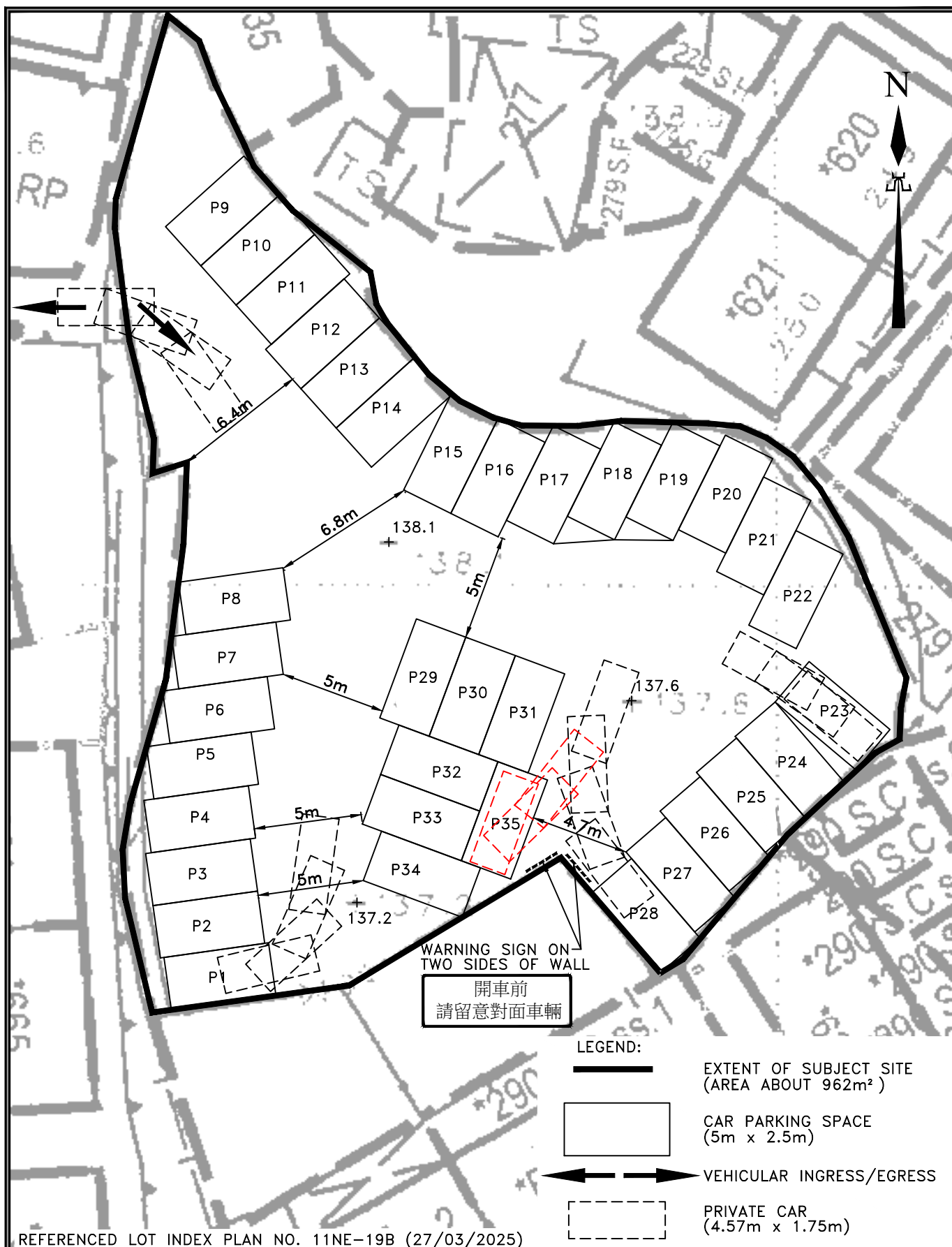
PROJECT: TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS ONLY) FOR A PERIOD OF 3 YEARS
 AT LOT NO. 275 (PART) IN D.D. 401, MA YAU TONG, SAI KUNG, N.T.

TITLE : SITE PLAN

DWG. NO. : 24/44/T01

SCALE : 1 : 1000

DATE : 07/04/2025



HENG FAI CONSULTING LIMITED 恒輝專業顧問有限公司

電話:
傳真:

PROJECT: TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS ONLY) FOR A PERIOD OF 3 YEARS
AT LOT NO. 275 (PART) IN D.D. 401, MA YAU TONG, SAI KUNG, N.T.

TITLE : LAYOUT PLAN

DWG. NO. : 24/44/T02C

SCALE : 1 : 250

DATE : 02/12/2025