

Kary Ka Wai HO/PLAND

寄件者: chan roger <[REDACTED]>
寄件日期: 2026年9月5日星期六 14:26
收件者: Kary Ka Wai HO/PLAND
主旨: Planning Application No. A/SK-TMT/88 - Proposed Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years, Various Lots in D.D. 257 and Adjoining Government Land, Tsam Chuk Wan, Sai Kung - Departmental Comments
附件: D.D. 257 Lot 519 RP, 520 RP & 522 (Layout Plan)_001 20260905.pdf; Existing Photos 20260903 (1).pdf
類別: Internet Email

Re: Planning Application No. A/SK-TMT/88 - Departmental Comments _Transport Department & Sai Kung Lands Department

Dear Ms. Ho / Mr. Kwong / Mr.Sze ,

Thank you for providing the comments from the Commissioner for Transport and Sai Kung Lands Department regarding Planning Application No. A/SK-TMT/88.

- In response to the comments from the Transport Department, please find the reply and attached Revised Lay Plan detailed as below:

1.Scaled Drawings & Access Road Width (Item a): A revised scaled Layout Plan covering Lot Nos. 519 RP, 520 RP, and 522 in D.D. 257 as per attached for your reference, indicating the dimensions and the access road within the car park.

2. **Headroom Specifications (Item b):** Headroom clearances for all proposed parking spaces within the site layout indicated on the updated plans.

3. **Connection to Tai Mong Tsai Road & Vehicular Access (Item c):** Detailed connection plans illustrating how the car park links directly to Tai Mong Tsai Road.

4. **Swept Path Analysis (Item d):** A swept path analysis at the proposed vehicular access point will be conducted and included in the submission for your assessment.

- In response to the comments from the District Lands Office/Sai Kung, please find our clarifications and updates below:

1.The illegal occupation of Government land within the application site has ceased, and all parking activities have been removed [cite: 2].

2. The owner will apply for a Short Term Tenancy (STT) if the application is approved and agrees to completely remove all illegal occupation of Government land [cite: 2].

3. The unauthorized structure within Lot No. 520 RP in D.D. 257 (i.e., an EV charger) has already been removed [cite: 2].

4. All unauthorized structures (i.e., a gate, fences, and hoardings) on the Government land adjoining the application site have been removed [cite: 2].

5. The owner agrees to rectify and correct any remaining unauthorized structures to meet the requirements of your department [cite: 2].

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Please find attached the existing rectified site photos for your reference.

Best regards

Roger Chan



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DEVELOPMENT PARAMETERS

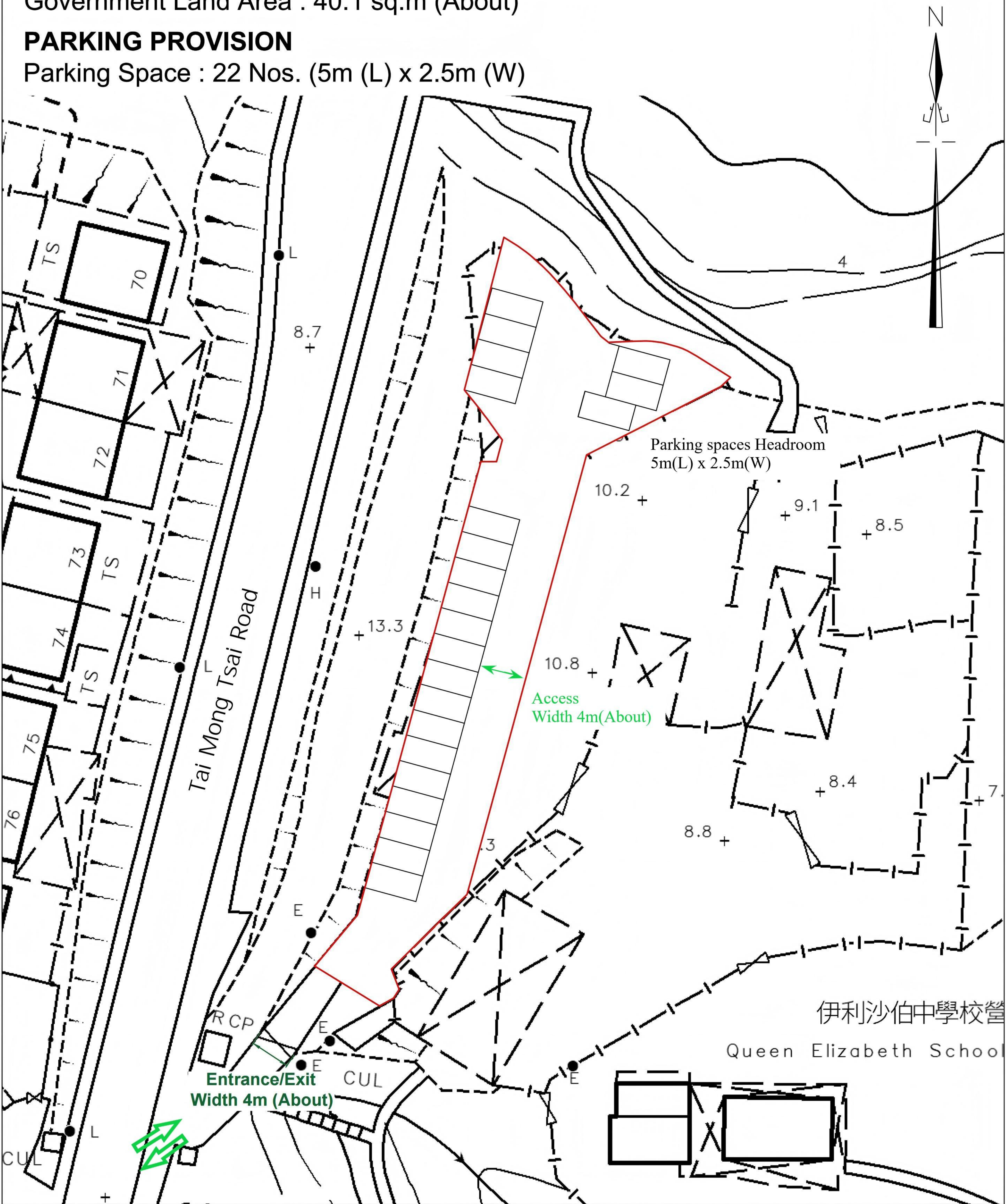
Application Site : 745.9 sq.m (About)
Private Land Area : 705.8 sq.m (About)
Government Land Area : 40.1 sq.m (About)

PARKING PROVISION

Parking Space : 22 Nos. (5m (L) x 2.5m (W))

LEGEND

- Application Site Boundary
- Parking Space (PC)



Project : Section 16 Planning Application for Proposed Temporary Place of Car Park for a Period of 3 Yeras at Lot Nos. 519 RP(Part), 520RP(Part), 522(Part) and Government Land in D.D. 257, Tsam Chuk Wan, Sai Kung.	Title : Layout Plan	Figure : Scale : 1 : 500 Date : 7 July 2026	CHEER EXCEL ENGINEERING LIMITED
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Existing Site Photos



EV charger removed



Fences removed



Fences & Hoardings removed



Gate removed