

Responses-to-Comments

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years
in “Village Type Development” Zone, Various Lots in D.D. 76, Hok Tau Wai, New Territories**

(Application No. A/NE-HT/24)

- (i) The applicant would like to provide clarifications in response to the public comments, details are as follows:

Land use aspect

- The proposed development is of temporary nature for a period of 5 years, which does not involve any change of land use on relevant statutory plans.

Traffic aspect

- It is anticipated that the proposed development would not induce significant traffic flow along Hok Tau Road. The proposed development is intended to serve and bring convenience to the nearby local, as well as to alleviate the pressing demand for parking spaces.
- Sufficient space is provided for vehicle to smoothly manouvre within the application site (the Site) to ensure no vehicle will queue back to or reverse onto/from the Site to the public road

Noise aspect

- Only private cars are allowed to be parked/stored on or enter/exist the Site at all times during the planning approval period. Significant noise impact is therefore not anticipated.

Environmental aspect

- The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements stipulated in the latest the ‘*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*’ issued by the Environmental Protection Department (EPD) to alleviate adverse environmental impacts and nuisance to the surrounding area.

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses																						
1. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. LAM To Lun, Jeffery; Tel: 2399 2549)																								
(a)	The applicant should substantiate the traffic generation and attraction from and to the application site (the Site).	<p>The Site is accessible from Hok Tau Road via a local access. A total of 10 parking spaces are provided at the Site. Due to the nature and scale of the proposed development, it is estimated that not more than 5 vehicular trips would be generated and attracted by the Site during AM and PM peak hours respectively, details are shown as Table 1 as follows:</p> <p>Table 3 – Estimated Trip Generation and Attraction</p> <table><tr><th rowspan="3">Time Period</th><th colspan="3">Trip Generation and Attraction</th></tr><tr><th colspan="2">PC</th><th rowspan="2">2-Way Total</th></tr><tr><th>In</th><th>Out</th></tr><tr><td>Trips at <u>AM peak</u> per hour (07:30 – 08:30)</td><td>0</td><td>3</td><td>3</td></tr><tr><td>Trips at <u>AM peak</u> per hour (08:30 – 09:30)</td><td>0</td><td>2</td><td>2</td></tr><tr><td>Trips at <u>PM peak</u> per hour (17:30 – 18:30)</td><td>3</td><td>0</td><td>3</td></tr></table>		Time Period	Trip Generation and Attraction			PC		2-Way Total	In	Out	Trips at <u>AM peak</u> per hour (07:30 – 08:30)	0	3	3	Trips at <u>AM peak</u> per hour (08:30 – 09:30)	0	2	2	Trips at <u>PM peak</u> per hour (17:30 – 18:30)	3	0	3
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		<table><tr><td>Trips at <u>PM peak</u> per hour (18:30 – 19:30)</td><td>2</td><td>0</td><td>2</td></tr><tr><td>Traffic trip per hour (average)</td><td>1</td><td>1</td><td>2</td></tr></table> <p>As number of vehicular trips generated and attracted by the proposed development is minimal, adverse traffic impact to nearby road links and junctions should not be anticipated.</p>	Trips at <u>PM peak</u> per hour (18:30 – 19:30)	2	0	2	Traffic trip per hour (average)	1	1	2
Trips at <u>PM peak</u> per hour (18:30 – 19:30)	2	0	2							
Traffic trip per hour (average)	1	1	2							
(b)	The applicant should advise the dimensions of the driveway in the Site.	A minimum of 3.6m width of driveway will be provided in the Site.								
(c)	The applicant shall use swept path analysis to demonstrate the satisfactory maneuvering of vehicles entering the Site from Hok Tau Road and existing from the Site to Hok Tau Road, as well as maneuvering into/out of the parking spaces PC3 and PC4.	Swept path analysis is provided to demonstrate the satisfactory maneuvering of vehicles entering the Site from Hok Tau Road and existing from the Site to Hok Tau Road, as well as maneuvering into/out of the parking spaces PC3 and PC4 (Plan 1).								
(d)	Please clarify whether there will be a gate installed at the entry. If so, please ensure such arrangement will not cause queuing of vehicles outside the Site.	No gate is proposed at the Site’s ingress/egress to facilitate smooth entry of vehicles onto the Site.								
(e)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	‘STOP and GIVE AWAY’ and ‘BEWARE OF PEDESTRIANS’ signs will be erected to ensure pedestrian safety to/from the Site.								

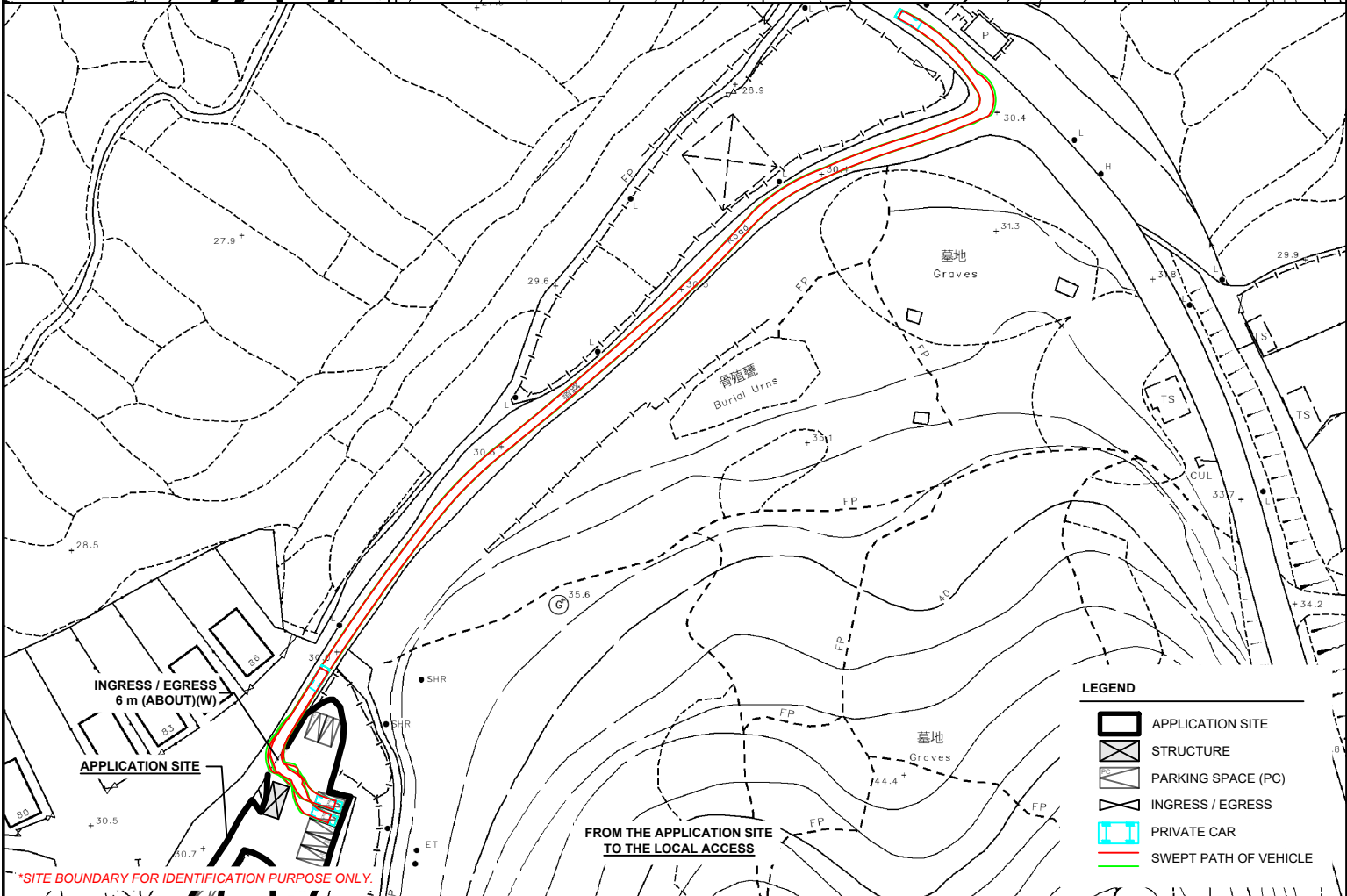
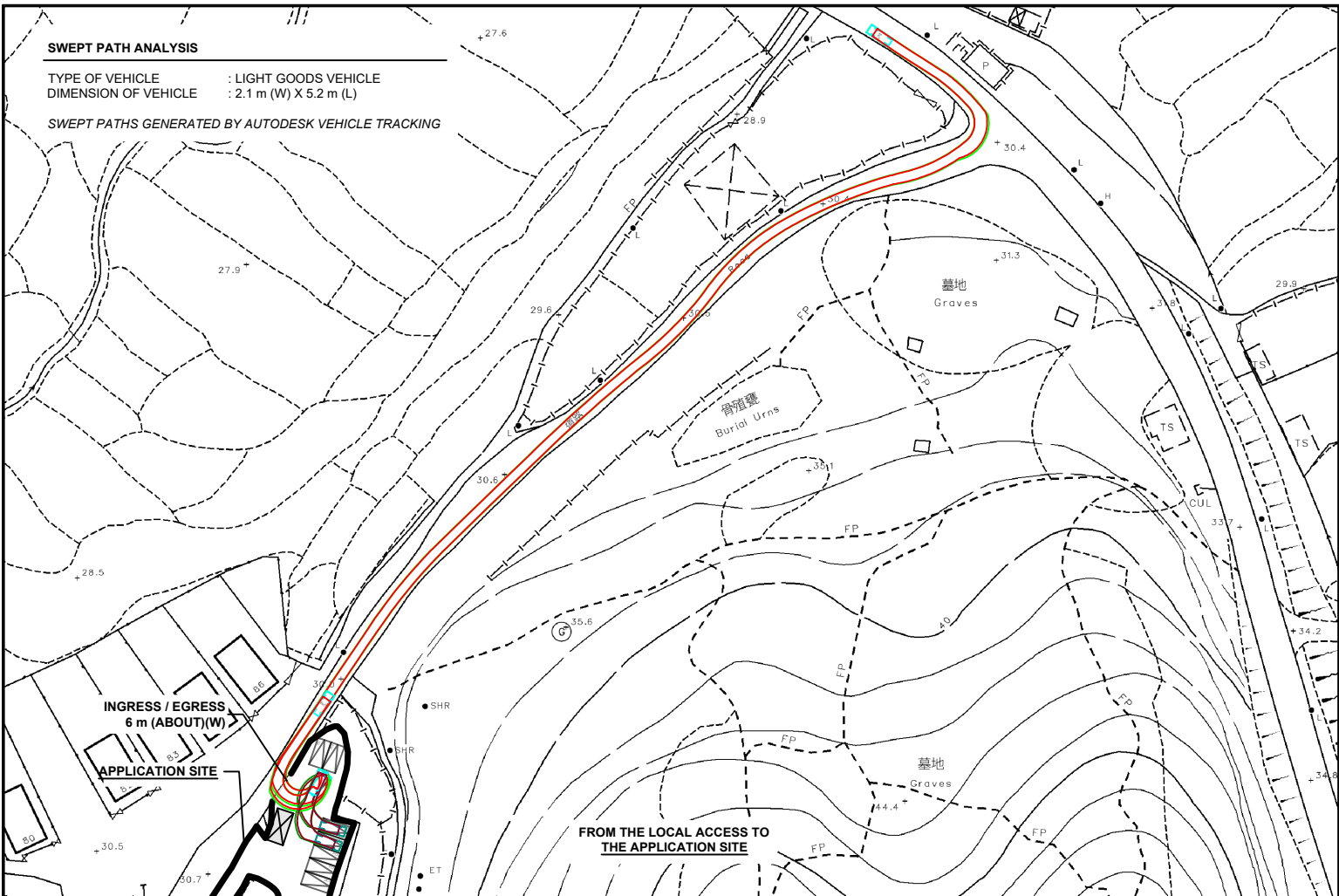
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(f)	The vehicular access between the Site and Hok Tau Road is not managed by the Transport Department. The applicant should seek comment from the responsible party.	Noted.
(g)	Upon receipt of the further information, TD may offer further comments on the application.	Noted.

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- INGRESS / EGRESS
- PRIVATE CAR
- SWEPT PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 76, HOK TAU WAI, FANLING, NEW TERRITORIES

SCALE

1 : 1200 @ A4

DRAWN BY

MN

DATE

13.1.2025

REVISD BY

LT

DATE

15.4.2025

TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 1

VER.

001

