

Responses-to-Comments

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years
in “Agriculture” and “Residential (Group C)” Zones, Lots 948 RP (Part), 949, 950, 951 (Part), 952 (Part)
and 2435 (Part) in D.D. 83, Lung Ma Road, Queen's Hill, Fanling, New Territories**

(Application No. A/NE-LYT/851)

- (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 3 years, which does not involve any change of land use on relevant statutory plans.
- The proposed development is intended to alleviate the pressing demand for parking space to the surrounding locals.

Land Filling Aspect

- The proposed filling of land of not more than 0.1m in depth with concrete is intended to provide a flat surface for the vehicle circulation purpose. Such land filling is considered necessary and that has been minimal to meet the operational needs of the development. The applicant will strictly follow the proposed scheme, no further filling of land will be carried out within the application site (the Site) during the planning approval period.

Traffic aspect

- The applicant conducted a traffic survey on 26.06.2025 to review the potential traffic impact generated from the proposed development. Based on the traffic survey conducted, as well as the estimated trip generation and the Volume to Capacity (V/C) Ratio Assessment is updated. It is concluded that the proposed development would not induce significant traffic flow along Lung Ma Road and no adverse traffic impact is anticipated to the surrounding road network. The proposed development is intended to serve and bring convenience to the nearby locals, as

well as to alleviate the pressing demand for parking spaces.

- To enhance road safety, no gate would be installed at the ingress/egress of the Site and sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road. A banksman would be deployed at the ingress/egress to direct vehicles entering/exiting the Site to enhance pedestrian safety.

Noise aspect

- Only private cars, light goods vehicles and minibuses are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period. Other vehicles, including medium and heavy goods vehicles, container tractors/trailers, etc. are not allowed to enter/exit the Site. Significant noise impact is therefore not anticipated.

Drainage and Fire Safety aspect

- The applicant will submit and implement the drainage and fire service installations proposal to mitigate any adverse drainage impacts from the Site after the planning application has been approved by the Board.

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.

Public concerns

- The applicant will liaise with the locals and representatives regarding the proposed development so that any potential impacts and concerns

from nearby residents would be solved and addressed by effective communications.