



盈卓
規劃
有限公司

Our Ref. : DD 91 Lot 1511 S.H & VL
Your Ref. : TPB/A/NE-PK/221

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By E-mail

11 August 2025

Dear Sir,

1st Further Information

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lots 1511 S.H, 1511 S.I, 1511 S.J, 1511 S.K, 1511 S.Q (Part), 1644 (Part) and 1645 in D.D. 91,
Kai Leng, Sheung Shui, New Territories**

(S.16 Planning Application No. A/NE-PK/221)

We write to submit further information in response to comments from the Commissioner for Transport on the captioned application.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Christian CHIM
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Theodora CHAN

email: tpschan@pland.gov.hk)



Response-to-Comment (RtC)

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle)
and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Lots 1511 S.H, 1511 S.I, 1511 S.J, 1511 S.K, 1511 S.Q (Part), 1644 (Part) and 1645 in D.D. 91,
Kai Leng, Sheung Shui, New Territories**

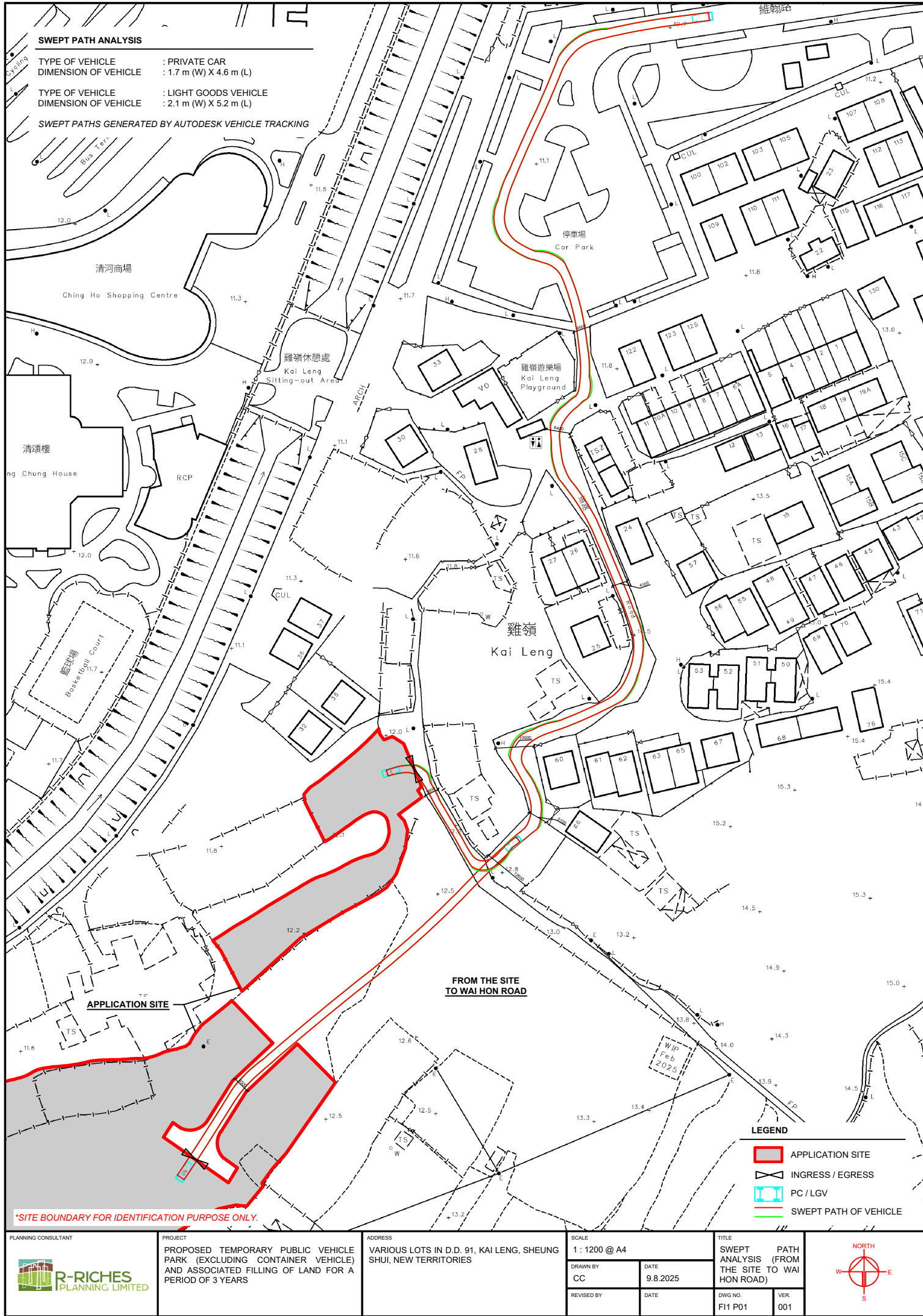
(S.16 Application No. A/NE-PK/221)

(i) A RtC table:

Departmental Comments		Applicant's Responses
1. Comments of the Commissioner for Transport (C for T)		
(a)	The access to the proposed carpark has to route via single-lane local track with two-way traffic without passing bay. It is noted that the local track has been majorly used by the residents of Kai Leng Village and the private vehicle park for Kai Leng Village only under planning application no. A/NE-PK/198. The applicant shall access the traffic impact and advise traffic management measures for allowing public vehicles to share use the local track.	<p>The proposed development is located in Kai Leng Village with inadequate parking spaces to meet the demand of the local villagers and residents nearby, which leads to illegal parking near Wai Hon Road, Yu Tai Road and some local accesses in Kai Leng Village, causing traffic and pedestrian safety concerns. The proposed development will serve <u>to meet the parking demand</u> of local villagers and residents living nearby.</p> <p><u>Adequate manoeuvring space</u> along the local access between the application site (the Site) and Wai Hon Road has been proven under similar planning application Nos. A/NE-PK/198 and A/NE-PK/218. Given that the proposed development mainly serves the local residents, <u>no frequent traffic generation and attraction is expected</u> to arise from the proposed development.</p> <p>The vehicle parks under planning application Nos. A/NE-PK/198 and A/NE-PK/218 are both operated by <u>the same applicant</u> under the current application. The applicant will ensure that no traffic congestion would occur along the local access through proper coordination by the deployment of staff.</p>
(b)	The applicant should advise the dimensions of the driveways in the subject site and the widths of the access road leading to the subject site from Wai Hon Road.	The widths of various sections of the local access leading to the Site from Wai Hon Road are shown on the swept path analyses enclosed at Annex 1a .

		The dimensions of the driveways within the Site are indicated on the layout plan enclosed at Annex 1b .
(c)	The applicant shall use swept path analysis to demonstrate the satisfactory manoeuvring of vehicles entering to and exiting from the subject site from/to Wai Hon Road.	The swept path analyses enclosed at Annex 1a have demonstrated the <u>smooth manoeuvring</u> of vehicles entering to/exiting from the Site from/to Wai Hon Road via the local access. <u>Adequate manoeuvring space</u> along the local access between the Site and Wai Hon Road has also been proven under similar planning application Nos. A/NE-PK/198 and A/NE-PK/218.
(d)	Please clarify whether there will be gates installed at the entry. If so, please ensure such arrangement will not cause queuing of vehicles outside the subject site.	<u>No gate will be installed</u> at the ingress/egress of the Site. The concern on vehicles queuing outside the Site is therefore not anticipated. Staff will be deployed to direct incoming/outgoing vehicles when necessary.
(e)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	Signage will be provided at the ingress/egress of the Site and within the Site to alert drivers and pedestrian to be aware of incoming/outgoing vehicles.
(f)	The access road between the subject site and Wai Hon Road is not managed by TD. The applicant should seek comment from the responsible party.	Noted.

Annex 1a
Swept Path Analyses
between the Site and Wai Hon Road

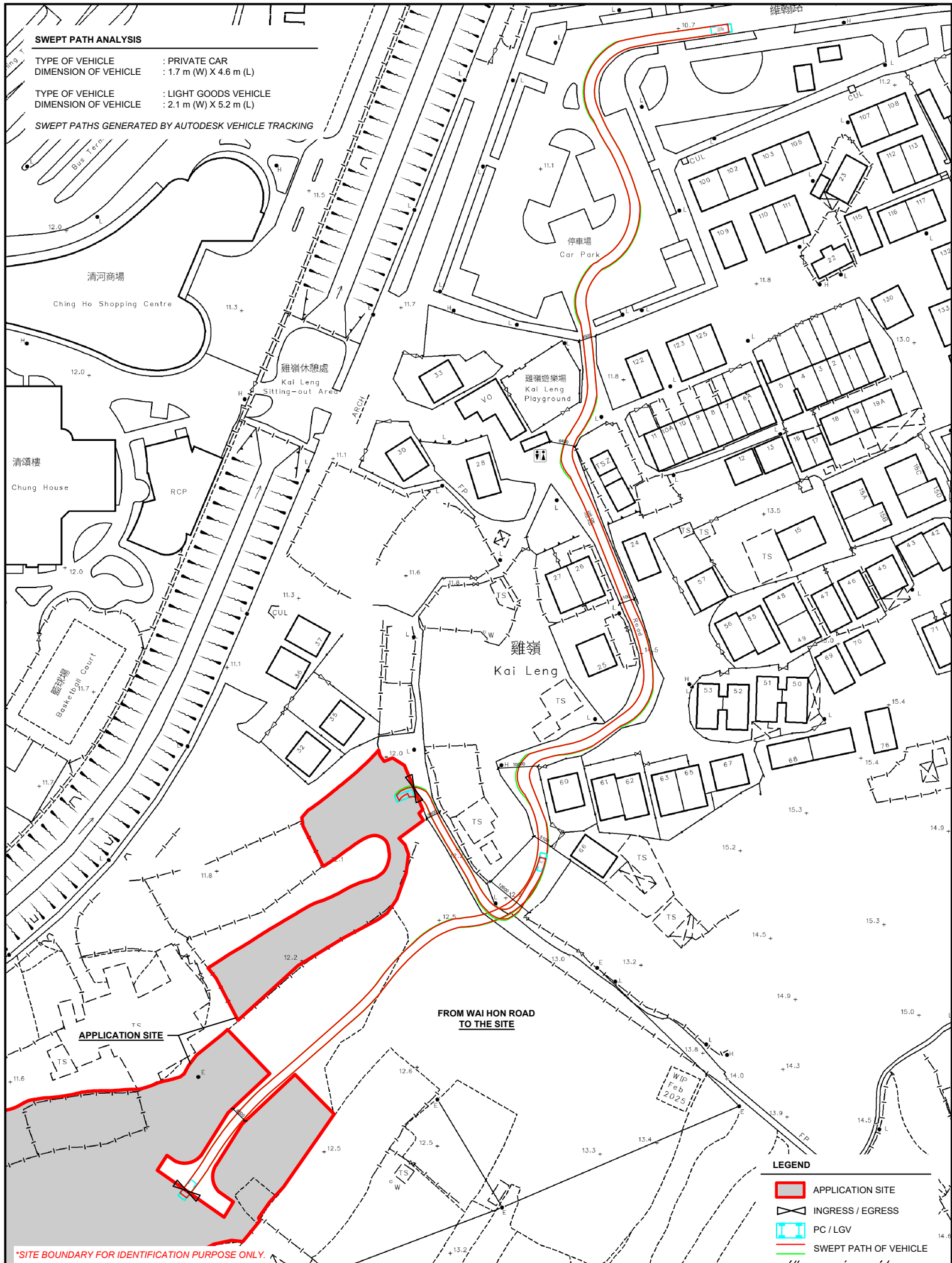


SWEPT PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR
 DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)

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



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

- APPLICATION SITE
- INGRESS / EGRESS
- PC / LGV
- SWEPT PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 91, KAI LENG, SHEUNG SHUI, NEW TERRITORIES

SCALE
 1 : 1200 @ A4

DRAWN BY
 CC

DATE
 9.8.2025

REVISED BY

DATE

TITLE
 SWEPT PATH ANALYSIS (FROM WAI HON ROAD TO THE SITE)

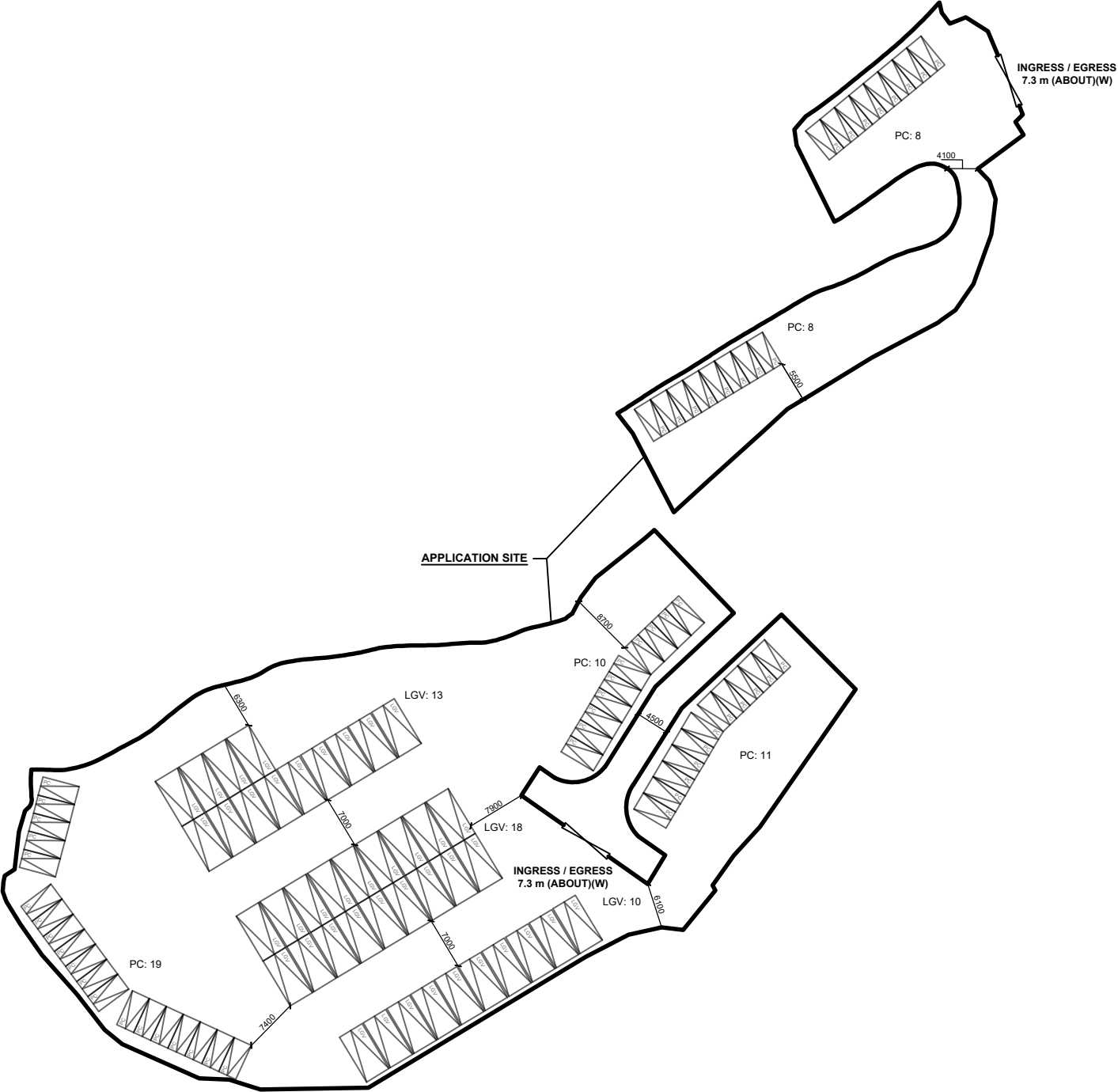
DWG NO.
 F11 P02

VER.
 001



Annex 1b
Layout Plan
(with dimensions of driveways within the Site)

DEVELOPMENT PARAMETERS		
APPLICATION SITE AREA	: 5,757 m ²	(ABOUT)
COVERED AREA	: NOT APPLICABLE	
UNCOVERED AREA	: 5,757 m ²	(ABOUT)



PARKING PROVISIONS	
NO. OF PRIVATE CAR PARKING SPACE	: 56
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 41
DIMENSION OF PARKING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND	
	APPLICATION SITE
	PARKING SPACE (LGV)
	PARKING SPACE (PC)
	INGRESS / EGRESS

	PROJECT PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 91, KAI LENG, SHEUNG SHUI, NEW TERRITORIES	SCALE 1 : 800 @ A4		TITLE LAYOUT PLAN	
			DRAWN BY CC	DATE 9.8.2025	DWG NO. PLAN 4	VER. 001
			REVISED BY	DATE		