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Timothy Wai Pui WU/PLAND

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寄件者: Jeffrey Lam <[REDACTED]>  
寄件日期: 2025年07月23日星期三 1:19  
收件者: Timothy Wai Pui WU/PLAND  
主旨: Re: Departmental Comments on A/NE-TKLN/100  
附件: Estimated Traffic Generation.pdf; TKLN100 Response to Comments 1.pdf; Traffic Survey.pdf; Application Form Revised Page 6, 8.pdf  
  
類別: Internet Email

Dear Timothy,

Please find attached FI to address department's concern. Thank you

Attached are the following files:

1. Response to Comments
2. Estimated Traffic Generation Revised
3. Traffic Survey
4. Application Form Revised Page 6 and 8 regarding operation hours.

## Response to Comments

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CAR ONLY) FOR A PERIOD OF 3 YEARS IN  
“RECREATION” ZONE

LOTS 67 S.B RP AND 70 S.B RP IN D.D. 80, LIN MA HANG ROAD, TA KWU LING NORTH, NEW  
TERRITORIES

Departmental Comments	Applicant's Response
<b><u>Comments from the Transport Department</u></b> <ul style="list-style-type: none"><li>The applicant should substantiate the traffic generation from and attraction to their public car park in detail including the estimates for Monday to Friday, Saturday, Sunday and Public Holiday;</li></ul>	Please find the revised traffic generation estimates, which includes estimates for Monday to Friday, Saturday, Sunday and Public Holidays
<ul style="list-style-type: none"><li>The applicant should conduct traffic count surveys to the nearby road links and junctions, advise and substantiate the additional traffic flow generated by the development will not cause substantial traffic impact to the surrounding road network, in particular whether there would be any issue on the road capacity of the adjacent Lin Ma Hang Road, which is a single track access with traffic of both directions;</li></ul>	Please find the attached Traffic Survey below demonstrating that the proposed development will not cause adverse impact on the surrounding road network
<ul style="list-style-type: none"><li>The applicant should advise the width of the ingress and egress points;</li></ul>	The width of the ingress/egress point is 9.5m wide
<ul style="list-style-type: none"><li>The applicant shall provide a proposal on the vehicular access arrangement including the run-in / out design for the vehicles leaving / entering the development;</li></ul>	Please find the run-in/out design for the development in Figure 1 below
<ul style="list-style-type: none"><li>The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;</li></ul>	When the proposed public vehicle park is full, the staff will erect a “Full” sign at the entrance and direct drivers to other nearby parking lots.
<ul style="list-style-type: none"><li>The applicant shall demonstrate the satisfactory maneuvering of the vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the parking preferably using the swept path analysis; and</li></ul>	Please find attached swept path analysis in Figure 2 and 3 below.

<ul style="list-style-type: none"> <li>• In connection to the above single track access which do not have any proper footpath to demarcate the vehicles and pedestrians. The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety near their car park.</li> </ul>	<p>The fence of the proposed public vehicle park will be setback 5m from the southern kerb of Lin Ma Hang Road for the provision of a proper footpath for pedestrians and a wider carriageway for vehicular traffic. In addition, revolving lanterns will be provided at both sides of the vehicular access to warn the pedestrians when there is a vehicle exiting from the proposed public vehicle park.</p>
<p><b><u>Comments from DSD</u></b></p> <p>1. Please be advised that I have no objection to the subject planning application from public drainage viewpoint, and have the following comments:</p> <p>a) The submitted drainage proposal does not provide sufficient information as required in DSD's "Technical Note to Prepare a Drainage Submission". Hence, should the application be approved, a condition should be included to request the applicant to submit and implement a revised drainage proposal to ensure that it will not cause adverse drainage impact on the adjacent areas. The drainage facilities should be properly maintained at all times during the planning approval period and rectified if they are found inadequate/ineffective during operation;</p> <p>b) The applicant should properly maintain the implemented drainage works whether within or outside the subject lots at his own expense;</p> <p>c) The site is in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment disposal facilities for the proposed use.</p> <p>2. In addition, I have the following advisory comment for the applicant:</p> <p>a) The submitted drainage proposal does not provide sufficient information as required in DSD's "Technical Note to Prepare a Drainage Submission". Hence, should the applicant be approved, the applicant should submit a revised drainage proposal for our review.</p>	<p>Noted. We will submit a full drainage proposal upon approval of the application</p>

<p><b><u>Comments from the Planning Department</u></b></p> <p>It is noted that the operation hours are between 7:00 a.m. and 11:00 p.m. daily, including public holidays. Please advise”</p> <ol style="list-style-type: none"> <li>1. if there will be any private car parked at the application site between 11:00 p.m. and 7:00 a.m. ;and</li> <li>2. what measure would be taken by the applicant to ensure private car will be parked at the application site between the said operation hours; and</li> <li>3. what measure would be taken by the applicant in case there is any private car parked at the application site outside the operation hours.</li> </ol>	<p>Though activity between 11pm and 7am are expected to be minimal as the operations is catered to cross boundary travellers, which takes place between 7am to 10pm, the operation hours have been revised to 24 hours, with automated gates to allow private cars to enter and exit the application site during all hours of the day.</p>
<p><b><u>Comments from FEHD</u></b></p> <ol style="list-style-type: none"> <li>1. He objects to the application beyond the land reversion and site clearance date for the development of Heung Yuen Wai Food Control Facilities.</li> <li>2. According to the Development Proposals of the New Territories North (NTN) New Town and Ma Tso Lung as announced in December 2024, and the proposed location of the Heung Yuen Wai Food Control Facilities (FCF) as announced in February 2025, the application site for the Proposed Temporary Public Vehicle Park is within the Priority Development Area of NTN New Town and would overlap with the FCF location. If this planning application is approved, the application site would have to be vacated for the site formation/construction works relating to the Priority Development Area of NTN New Town and FCF. This Department does not agree with the proposed usage under this application beyond the land reversion and site clearance date for the above site formation/construction works. Please take note of the followings:</li> </ol> <p>The applicant should take into account the potential impact of NTN New Town development, including the relocation of FCF to Heung Yuen Wai. It should also be noted that the FCF falls within the Priority Development Area of NTN New Town. The proposed FCF relocation exercise</p>	<p>It is noted that the Heung Yuen Wai Food Control Facilities (FCF) is planned with overlap of our application site, and that land reversion and site clearance are expected to commence around late 2026.</p> <p>Should the department require an earlier site clearance prior to the end of the approval period, the applicant promises to fully cooperate with the department’s request and will vacate the site without any obstruction. The application is for Proposed Temporary Public Vehicle Park (Private Car Only), can be vacated very quickly as the proposed use is temporary in nature, with little investment in infrastructure, and will only catered to hourly or daily rental, none of which require any long term commitment. There will be no monthly or long term parking at this development.</p> <ol style="list-style-type: none"> <li>3. Noted that No Food and Environmental Hygiene Department’s (FEHD) facilities will be affected.</li> <li>4. There are no food services at the application site</li> <li>5. Noted. There should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health</li> </ol>

will involve diversion of a section of Lin Ma Hang Road, site formation and construction of FCF. Subject to the finalisation of the project boundary, the aforesaid works cover an area of about 5 hectares, of which about 3 hectares of private land will be acquired. North District Council was consulted for the relocation project at the meeting on 18 February 2025. To take forward the PCP relocation exercise, this Department targets to submit a s.16 planning application under the Town Planning Ordinance (Cap. 131) in the second half of 2025. The statutory procedures for land resumption are planned to commence after obtaining TPB's permission. Subject to such procedures, land reversion and site clearance are expected to commence around late 2026. In general, ex-gratia land compensation may be offered to the owners of private land in the New Territories being affected by land resumption. For business undertakings affected by land resumption/clearance exercises, ex-gratia allowances may be offered to eligible business undertakings operating for at least two years immediately preceding the Pre-clearance Survey (PCS) and not in breach of the lease or conditions of relevant land instruments.

3. No Food and Environmental Hygiene Department's (FEHD) facilities should be affected.

4. Proper licence / permit issued by FEHD is required if there is any catering service / activities regulated by the Director of Food and Environmental Hygiene under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public.

5. There should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. For any waste generated from the such activity / operation, the applicant should arrange disposal properly at their own expenses.

and surrounding environment. Waste generation from the operation is expected to be minimal, nonetheless, we would arrange disposal properly at our own expenses.