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Timothy Wai Pui WU/PLAND

寄件者: YC Lit <[REDACTED]>
寄件日期: 2025年11月04日星期二 10:56
收件者: tpbpd/PLAND
副本: Timothy Wai Pui WU/PLAND
主旨: Further Information A/NE-TKLN/104
附件: Cover Letter FI Lot 385 SB RP (Part) in DD 78 A NE-TKLN 104_0001.pdf; TIA -Lot 385 RP in DD 78 Carpark.pdf; R-to-C Lot 385 S.,B RP in DD 78 Carpark.pdf

類別: Internet Email

Dear Sirs.,

In response to the comment from the Transport Department (TD) concerning the above captioned application, I forward herewith following documents for your further action:

1. Cover Letter for submission of Further Information ;
2. TIA from AMG Consultancy Limited; and
3. Response-to-Comments from TD.

Best regards
LIT Ying-cheung, Edward
[REDACTED]

Date : 04.11.2025
Our Ref. : (3) in MCCCL/TKLN/4/25
The Secretary,
Town Planning Board,
15/F., North Point Government Offices,
333 Java Road, North Point, Hong Kong

By Email and Post

Dear Sir/Madam,

Re: Application for Deferment TPB/A/NE-TKLN/104

**Submission of Further Information for Proposed Temporary Public Vehicle Park
(Excluding Container Vehicle) with Ancillary Office and Associated Filling of Land
for a Period of 3 Years at Lot No. 385 S.B RP (Part) in DD 78, and adjoining Government Land,
Tsung Yuen Ha, Ta Kwu Ling North, New Territories**

We refer to the comments from Transport Department (TD) concerning the subject application.

We submit herewith the following documents for your consideration;

- (1) Traffic Impact Assessment dated October, 2025 from AMG Consultancy Limited and
- (2) Response-To-Comments from Transport Department (TD).

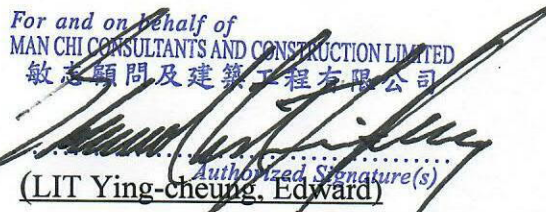
Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at [REDACTED]

Yours faithfully,

For and on behalf of

Man Chi Consultants and Construction Limited

For and on behalf of
MAN CHI CONSULTANTS AND CONSTRUCTION LIMITED
敏志顧問及建築工程有限公司


(LIT Ying-cheung, Edward)

c.c. DPO/Shu Tin, Tai Po and North, Planning Department (Attn: WU Wai Pui, Timothy)

Section 16 Planning Application for Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Office and Associated Filling of Land for a Period of 3 Years at Lot No. 385 S.B RP (Part) in DD 78, and adjoining Government Land, Tsung Yuen Ha, Ta Kwu Ling North, New Territories

(Application No. A/NE-TKLN/104)

Responses to TD Comments

Departmental Comments Dated 1 September 2025	Responses
1. The applicant should conduct traffic count surveys to the nearby road links and junctions, advise and substantiate the additional traffic flow generated / attracted 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;	Traffic count surveys were conducted at nearby road links and junctions on 27–28 September 2025 (Saturday and Sunday) and 7 & 9 October 2025 (Tuesday – Public Holiday, and Thursday). The results of the junction assessment and link capacity assessment are presented in Tables 3.2, 3.3, 4.3, and 4.4 of the report, respectively.
2. 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;	The estimated traffic generation and attraction associated with the proposal are presented in Table 4.1 of the report.
3. The applicant shall provide a proposal on the vehicular access arrangement including the run-in / out design for the vehicles leaving / entering the development;	The proposed vehicular access arrangement is shown in Figure 2.2 and 5.1 of the report.
4. 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;	Given the presence of an existing footpath near the proposed parking area, the applicant will deploy traffic controllers to guide pedestrians safely to the site. To further enhance safety and visibility, the following measures will be implemented at both sides of the site access: • A pair of amber revolving lanterns • A pair of convex mirrors • A pair of pedestrian signal boards

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(Application No. A/NE-TKLN/104)

Responses to TD Comments

	These installations are designed to alert both pedestrians and motorists, ensuring safe interaction at the access point. The arrangement is illustrated in Figure 2.2 of the report.
5. 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	The swept path analysis for private cars at the proposed parking are shown in Figure 5.1-SP01 to SP07 .
6. The applicant shall advise the management / control measures to be implemented to ensure no queuing of vehicles outside the subject site.	Noted. It is recommended that adequate space be reserved within the site to prevent vehicle queuing or reversing movements onto or from Lin Ma Hang Road.