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Timothy Wai Pui WU/PLAND

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主旨: A/NE-TKLN/97
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類別: Internet Email

Dear Sir,

Please see attached letter for responding to the comments of Transport Department and FEHD. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Date: 18 August 2025

TPB Ref.: A/NE-TKLN/97

By Email

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

Dear Sir,

Proposed Temporary Public Vehicle Park for Private Car for a Period of 3 Years at Lot 70 S.B ss.1 in D.D. 80, Lin Ma Hang Road, North, N.T.

This letter intends to supersede our letter dated 18.8.2025.

Our response to the comments of the Transport Department is found in the attachment. We write to confirm that only private car with valid licences issued under the Road Traffic Ordinance will be allowed to be parked/stored on the site.

Our response to the comments of the FEHD is found below.

FEHD's comments	Applicant's response
<p>1. He objects to the application beyond the land reversion and site clearance date for the development of Heung Yuen Wai Food Control Facilities.</p> <p>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</p>	<p>The applicant agrees with FEHD that the Heung Yuen Wai Food Control Facilities (FCF) is an important facility so that he would cease the operation of the proposed carpark before the date of land resumption. He will reinstate the application site and hand over the site to FEHD before the date of land resumption. As a result, no Food and Environmental Hygiene Department's (FEHD) facilities would be affected.</p>

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:

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 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.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Mr. Timothy WU) – By Email

Proposed Temporary Public Vehicle Park (Private Car Only) with Ancillary Facilities for a period of 3 years at Lot 70 S.B ss.1 in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North, New Territories (Planning Application No. A/NE-TKLN/97)

Response to Comments

24 July 2025

Comments	Responses
Comments from Transport Department	
<p>1. The applicant should further justify and demonstrate the use of 300 veh/hr is adequate for the design flow capacity of Lin Ma Han Road, including a journey time delay analysis study should be conducted to demonstrate the journey time in connection with different v/c ratios.</p>	<p>Please be informed that the estimation of the Lin Ma Hang Road design flow capacity is based on a reference document, the Legislative Council information paper PWSC157/18-19(01) and the source is shown below:</p> <p>https://www.legco.gov.hk/yr18-19/chinese/fc/pwsc/papers/pwsc20190213pwsc-157-1-c.pdf</p> <p>In Annex 1, the traffic study report of this document, a methodology was adopted to estimate the design capacity of Lin Ma Hang Road. The calculation is marked in red in the attached abstract page for easy reference.</p> <p>Based on the above methodology, the estimation for our case is as follows:</p> <p>Design capacity of single track access road = 100 veh/hr</p> <p>Design capacity of single two-lane local road = 800 veh/hr</p> <p>Total concerned road length = 230m</p> <p>Passing bay length = 180m</p> <p>Resulting design capacity = (800 veh/hr x 180m/230m) + (100 veh/hr x 50m/230m) = 647 veh/hr for two-way traffic</p> <p>As a result, 300 veh/hr for one-way traffic is adopted in the calculation on a conservative assumption.</p>
<p>2. Our previous comment on “the applicant shall advise the management / control measures to be implemented to ensure no queueing of vehicles outside the subject site” has not been addressed. There is no available space for queueing of vehicles outside the subject site. The applicant shall further supplement and propose additional measures to prevent queueing of traffic e.g. provision of parking information</p>	<p>Noted. A parking information sign will be provided at the entrance to indicated that the carpark is “full”. Also, the carpark drop bar has been further set back from the 5m set back zone to allow vehicle queueing. The proposed layout plan is shown in Figure 3A. So, it is not anticipated to have queueing onto Lin Ma Hang Road.</p>