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Timothy Wai Pui WU/PLAND

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寄件者: king king <[REDACTED]>  
寄件日期: 2025年09月11日星期四 17:35  
收件者: tpbpd/PLAND  
副本: Timothy Wai Pui WU/PLAND; Brian Ching Hong CHAN/PLAND  
主旨: A/NE-TKLN/97  
附件: TKLN97-ltr-07.pdf  
  
類別: Internet Email

Dear Sir,

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

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 3 pages

Date: 11 September 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.**

Our response to the comments of the Transport Department is found in the attachment.

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

Yours faithfully,

The block contains a handwritten signature in blue ink, which appears to be 'Patrick Tsui'. To the right of the signature is a circular purple ink stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT CORPORATION LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

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**

**11 September 2025**

Comments	Responses
Comments from Transport Department	
<p>1. Our previous comment "The applicant shall further justify and demonstrate the use of 300 veh/ hr is adequate for the design flow capacity of Lin Ma Hang Road, including a journey time delay analysis study should be conducted to demonstrate the journey time in connection with different v/c ratios." has not been addressed. The passing bays of the section of Lin Ma Hang Road concerned cannot be considered as a single two-lane local road. Also the length of passing bay claimed is inaccurate.</p>	<p>An additional journey time and traffic count survey was conducted during the time period 9:00 – 14:00 on Saturday, 6 September 2025. The traffic count survey result shows that the peakiest hour occurred at 12:00 – 13:00, with 165 pcu and 60 pcu travelling westbound and eastbound direction, respectively. In the survey, car journey time survey was carried out to measure the journey time for a vehicle to travel to/from the entrance of Lin Ma Hang Road (Point A) and the Site (Point B), which the distance is 230m. Please refer to <b>Table 1</b> for the survey results.</p> <p>According to on-site observation during the peak hour 12:00 to 13:00, the flow conditions are generally easy and no prolonged traffic congestion is observed. The traffic conditions is similar to the description of the peak hourly flows/design flow ratios (P/Df) of 0.5 in Table 2.4.2.1, Chapter 2.4, Volume 2 of TPDM while the westbound traffic flow is 165pcu. Based on the above car journey time and on-site observation, the P/Df at 1.0 can accommodate 330 pcu/hr (165 pcu / 0.5 = 330 pcu). Therefore, the adoption of 300 pcu/hr for one bound is considered reasonable.</p>
<p>2. Our previous comment "The applicant shall advise the management I 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." has not been addressed . It would be considered too late to inform the public that the carpark is full outside the subject site. The applicant should provide the parking information well in advance and make the public aware the real time information of the parking vacancy.</p>	<p>The applicant is committed to provide real-time carparking information to HKeMobility for disseminating the carpark occupancy number to the public. The drivers can check the car parking space availability online before they arrive Lin Ma Hang Road.</p>