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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26日星期五 17:00  
收件者: tpbpd/PLAND; Timothy Wai Pui WU/PLAND  
主旨: A/NE-TKLN/97  
附件: A\_NE\_TKLN\_97\_RTC\_20250926.pdf  
  
類別: Internet Email

Dear Sir,

Please see the response to the comments of the Transport Department in the attachment.

Best regards,

Patrick Tsui

**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**

**26 September 2025**

| Comments  | Responses  |
|---|--|
| Comments from Transport Department  |  |
| 1. Our stance remains the same as our previous commented "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. | Noted. The journey time delay analysis study will involve extensive data collection and subsequent analysis. However, this application for temporary use only induces and attracts 8 vehicles during peak hour periods. It only constitutes 5% of the projected traffic volumes of the road and is not anticipated to induce significant traffic impact. |
| 2. The applicant should substantiate and justify how they came up with P/Df ratio of 0.5.   | On site observation revealed that the traffic conditions during the peak flows period is satisfactory. The conditions is similar to the description is P/Df ratio of 0.5 in Table 2.4.2.1, Chapter 2.4, Volume 2, TPDM.  |
| 3. It is noted that the some travelling speed data provided by the applicant such as 16.6 km/hr and 18.4 km/hr, which are considered as travel speed substantially reduced.   | Noted. The travelling speed cannot be high because of the presence of various open space carpark sites along this road section. There are various run-in/outs and few pedestrians walking along the roadside and therefore the drivers have to be careful and cannot travel too fast.  |
| 4. Eastbound and Westbound traffic should be considered together for this single track access road  | From the traffic flows data, the eastbound traffic is more critical and is considered in the assessment.   |
| 5. Traffic count survey data associated with the journey time survey should be substantiated and provided.  | The traffic count survey raw data is attached for information.   |
| 6. Photographs / videos taken during the journey time survey should be provided in support of the analysis findings for assessing traffic conditions and the road performance.  | Noted. Please be informed that only manual counts were conducted.  |
| 7. The applicant should provide a Speed - Flow Relationships curve analyzed and derived for this single track access road.  | The speed-flow relationships curve will involve extensive data collection and subsequent analysis. However, this application for temporary use only induces and attracts 8 vehicles during peak hour periods. It only constitutes 5% of the projected traffic volumes of the road and is not anticipated to induce significant traffic impact.           |

| Comments   | Responses   |
|--|---|
| <p>8. The applicant is reminded that in accordance with TPDM Volume 2 Chapter 3.11.3 "Whilst it has been found that a single track road when provided with adequate passing places can <b><u>accommodate 2-way flows of 100 vehicles per hour</u></b>, this should not be used as a design figure. This flow would only be acceptable as an isolated peak flow but not a regular daily occurrence. The normal daily <b><u>2-way traffic flow should not exceed 500 vehicles per day</u></b>. The effect of long vehicles using the road should be considered when estimating traffic flows as they tend to reduce the capacity." While The "Design Flow" is the maximum volume of vehicles using the road without the traffic density becoming such as to cause unreasonable delay, hazard or restriction to the drivers freedom to manoeuvre. The operating condition of a road is normally assessed by comparing its peak hourly flow against its design hourly flow. The design flow of 300 veh/hr one bound (600 veh/hr for two bounds) as claimed by the applicant is unsupported with only very limited data has only been provided.</p> | <p>Noted. Based on the traffic count survey, this section of Lin Ma Hang Road can allow a two- way traffic flows of 218 veh/hr to pass through and the traffic conditions as observed during the survey period is satisfactory. The traffic queues as claimed in previous occasions were observed to be due to the queuing traffic along the road waiting for vacant car parking spaces, which blocks the road entirely for a short period of time. So, the provision of additional parking spaces, on a temporary basis, can eliminate the traffic queue on public road and improve the road conditions.</p> |

# Traffic Count Survey Results on Saturday, 6 September 2025

| HOUR /<br>MOVEMENT | 9:00 -<br>10:00 | 9:15 -<br>10:15 | 9:30 -<br>10:30 | 9:45 -<br>10:45 | 10:00 -<br>11:00 | 10:15 -<br>11:15 | 10:30 -<br>11:30 | 10:45 -<br>11:45 | 11:00 -<br>12:00 | 11:15 -<br>12:15 | 11:30 -<br>12:30 | 11:45 -<br>12:45 | 12:00 -<br>13:00 | 12:15 -<br>13:15 | 12:30 -<br>13:30 | 12:45 -<br>13:45 | 13:00 -<br>14:00 |
|--------------------|-----------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Westbound          | 54              | 56              | 47              | 45              | 49               | 49               | 57               | 57               | 55               | 56               | 57               | 60               | 60               | 52               | 51               | 51               | 57               |
| Eastbound          | 67              | 68              | 71              | 75              | 85               | 89               | 82               | 89               | 95               | 114              | 134              | 159              | 165              | 150              | 135              | 116              | 108              |
| TOTAL              | 121             | 124             | 118             | 120             | 134              | 138              | 139              | 146              | 150              | 170              | 191              | 219              | 225              | 202              | 186              | 167              | 165              |

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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29日星期一 11:34  
收件者: tpbpd/PLAND  
副本: Timothy Wai Pui WU/PLAND  
主旨: A/NE-TKLN/97  
附件: TKLN97-ltr-09.pdf  
  
類別: Internet Email

Dear Sir,

Please see attached letter. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 3 pages

Date: 29 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.**

This letter intends to supersede our letter dated 29.9.2025. We are glad to submit the updated layout plan in the attachment. The proposed development would be operated 24 hours a day and 7 days a week including Sundays and public holidays. Please see updated page 6 of S.16-III application form in the attachment.

We also confirm that no vehicles without valid licences issued under the Road Traffic Ordinance will be allowed to be parked/stored on site.

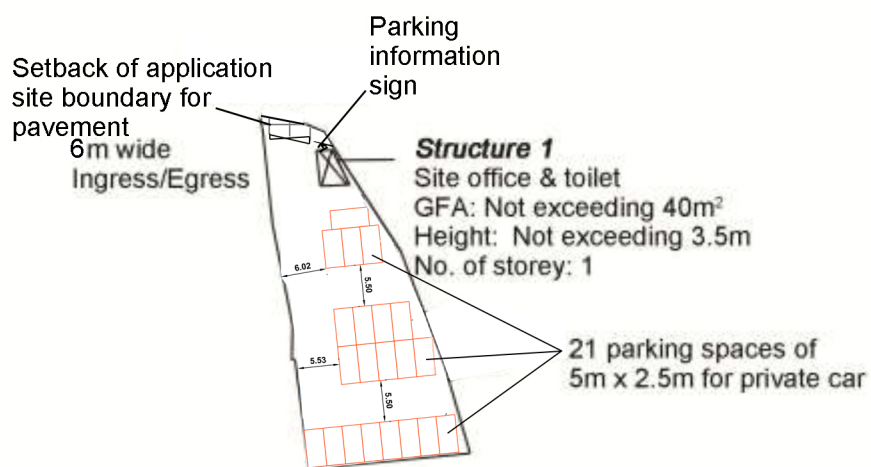
Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,

The image shows a handwritten signature in blue ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular official stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY 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



Project 項目名稱:

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 & Adjoining Government Land, Lin Ma Hang Road, North, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 2

Scale 比例:

1:1000

|  |   |  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
|--|---|--|--|--------------------|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|-------|--|--|-------|--|--|
| Proposed operating hours 擬議營運時間<br>24 hours a day and 7 days a week including Sundays and public holidays<br>.....<br>.....  |   |  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤／有關建築物？   | Yes 是<br><br><br><br><br><br><br><br><br><br><br>No 否   | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))<br><u>Lin Ma Hang Road</u><br><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| (e) Impacts of Development Proposal 擬議發展計劃的影響<br>(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。) |   |  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| (i) Does the development proposal involve alteration of existing building?<br>擬議發展計劃是否包括現有建築物的改動？  | Yes 是<br><br><br><br><br><br><br><br><br><br><br>No 否   | <input type="checkbox"/> Please provide details 請提供詳情<br>.....<br>.....<br>.....<br><input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| (ii) Does the development proposal involve the operation on the right?<br>擬議發展是否涉及右列的工程？   | Yes 是<br><br><br><br><br><br><br><br><br><br><br>No 否   | <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)<br>(請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)<br><br><input type="checkbox"/> Diversion of stream 河道改道<br><br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><br><input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約<br><br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約<br><br><input checked="" type="checkbox"/> |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| (iii) Would the development proposal cause any adverse impacts?<br>擬議發展計劃會否造成不良影響？   | <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> </table> |  |  | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | _____ |  |  | _____ |  |  |
| On environment 對環境   | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| On traffic 對交通   | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| On water supply 對供水  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| On drainage 對排水  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| On slopes 對斜坡  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| Affected by slopes 受斜坡影響   | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| Landscape Impact 構成景觀影響  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| Tree Felling 砍伐樹木  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| Visual Impact 構成視覺影響   | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| Others (Please Specify) 其他 (請列明)   | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| _____  |   |  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| _____  |   |  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |