



DeSPACE (International) Limited

Date: 15<sup>th</sup> September 2025

Pages: 1 + Attachments

Secretary, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point, Hong Kong

BY HAND &amp; BY EMAIL

Dear Sir/Madam,

**SECTION 16 APPLICATION  
TOWN PLANNING ORDINANCE (CHAPTER 131)**

\*\*\*\*\*

**PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN "VILLAGE TYPE DEVELOPMENT" ZONE AT LOTS 3669 S.A RP (PART), 3669 S.B RP (PART), 3670 RP (PART), 3671 RP (PART), 3672 RP (PART), 3673 RP (PART) IN D.D.104, NAM SANG WAI, YUEN LONG, NEW TERRITORIES**

**Town Planning Application No. A/YL-NSW/353 - Submission of Further Information (1)**

References are made to the email dated 11<sup>th</sup> September 2025 from the Planning Department in relation to technical comments from various departments.

In order to address the comments, please find attached 4 hard copies of the response-to-comment (R to C) table with Swept Path Analysis (Figure 6) and Sightline Analysis (Figure 7).

Should you have any queries with this submission, please feel free to contact [REDACTED].

Yours faithfully,  
FOR AND ON BEHALF OF  
DeSPACE (INTERNATIONAL) LIMITED

Greg Lam



**PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN “VILLAGE TYPE DEVELOPMENT” ZONE AT LOTS 3669 S.A RP (PART), 3669 S.B RP (PART), 3670 RP (PART), 3671 RP (PART), 3672 RP (PART), 3673 RP (PART) IN D.D.104, NAM SANG WAI, YUEN LONG, NEW TERRITORIES**  
**(Planning Application No. A/YL-NSW/353)**  
**Response-to-Comment Table**

Departmental Comments	Response
<b>Comment from the Commissioner for Transport</b>	
Based on the submitted document, please advise on the following points:	
1. Please advise whether the public vehicle park is for hourly parking or monthly-rent parking;	The public vehicle park is not open to public but is rented for one operator who is responsible for all the coaches using the site. Since the public vehicle park is used by one assigned party, the traffic flow and volume are anticipated to be much manageable given the full control of its own vehicles.
2. Please demonstrate the smooth manoeuvring of vehicles to/from Kam Pok Road East, along the local access to the subject site by providing swept path analysis;	The swept path analysis for vehicles to/from Kam Pok Road East is attached in <b>Figure 6</b> . Smooth manoeuvring of vehicles is ensured to be achieved.
3. Given the subject site is connected to the public road via a narrow local access which cannot allow two-way traffic simultaneously, please advise how to handle the situation that vehicle entering and leaving the site at the same time;	Necessary traffic management measures for vehicles entering the site include: 1. To instruct all coaches entering the site to use Kam Pok Road East (West Bound) only; 2. To strictly execute the timetable of vehicles entering/leaving the site with full record of number of vehicles within specific timeslots, arrival and departure time, license plate numbers and drivers' names; 3. To deploy one or more site staff during the operation hour to control the traffic particularly to handle the situation that vehicles enter and leaves the site at the same time; and 4. To deploy extra number of site staff to implement the above measures during PM peak hour.
4. Please advise the maximum size of coach that is allowed to park in the subject site. Please adopt the largest size of vehicle that would enter the site in the swept path analysis;	The maximum size of coach will be 12m (L) x 2.5m (W). Please see the swept path analysis in <b>Figure 6</b> .
5. From planning statement, 20 nos. of coach would enter the subject site during PM peak hour (17:00-18:00). As the narrow local access could only allow one vehicle to entering/leaving the site at one time, please propose necessary traffic management measure to prevent vehicle queuing on public road waiting to enter the subject site; and	After reviewing the anticipated traffic volume, it is proposed that 10 nos. of coach would enter the subject site during PM peak hour (17:00-18:00). Necessary traffic management measures for vehicles entering the site include: 1. To instruct all coaches entering the site to use Kam Pok Road East (West Bound) only; 2. To strictly execute the timetable of vehicles entering/leaving the site with full record of number of vehicles within specific timeslots, arrival and departure time, license plate numbers and drivers' names; 3. To deploy one or more site staff during the operation hour to control the traffic particularly to handle the situation that vehicles enter and leaves the site at the same time; and 4. To deploy extra number of site staff to implement the above measures during PM peak hour.

<p>6. When vehicle leaving the site, before entering Kam Pok Road East, there would be vehicles coming out from the nearby village house at left hand side. Please demonstrate sufficient sightline could be maintained and propose necessary traffic management measure to enhance road safety at this location.</p>	<p>Please refer to <b>Figure 7</b> for the sightline analysis. It is demonstrated that sufficient sightline could be maintained associated with necessary traffic management measures to be implemented to enhance road safety at this location. Based on our observation, given only six village houses on the left hand side, the traffic volume is at most 1 no. of vehicle per hour, which is within a manageable level.</p> <p>A right of way along Lot 3668 S.K has been obtained by the Applicant. This right of way will lead to the subject site without leading to any other development or access. Adjacent lots including the nearby village houses are well-notified of the subject proposed development using the right of way.</p>
<p>7. The project proponent should propose and implement appropriate measures to ensure the safety of the pedestrians in the vicinity of the access road.</p>	<p>A banksman will be deployed at the run-in/out of Kam Pok Road East to alert pedestrian, in particular those from the village houses and the footpath along Kam Pok Road East, of vehicles entering and leaving the subject site to ensure pedestrian safety. The banksman will also monitor and control the vehicle speed in 8-10km/hour to minimize the risk.</p>
<p>8. Please advise the location for installation of the amber flashing light. Depending on the location of amber flashing light, the applicant should seek consent from the land owner on the proposed installation.</p>	
<p>9. Normally the amber flashing lights would not be installed on public road. If the amber flashing lights are proposed to be installed on private lot(s), please liaise and obtain agreement from the private lot(s) owners on the proposed installation. Please submit a detailed proposal on the amber flashing lights installation subject to TD's satisfaction prior to the commencement of development.</p>	
<p>10. It is noted that the ingress/egress of the coaches will encroach upon the existing paving blocks and manhole cover. The applicant should seek comments from the maintenance party of the paving blocks and manhole cover.</p>	<p>The Applicant would further liaise with HyD of the concerned paving blocks and manhole cover and is willing to bear the maintenance/repair liability caused by the proposed development.</p>
<p>11. Based on our record, the existing paving blocks and manhole cover are very likely under HyD's maintenance. Please seek HyD's comment on your proposal to undertake the maintenance responsibility of the concerned paving blocks and manhole cover.</p>	
<b>Comment from DPO, FS/YLE, Planning Department</b>	
<p>1. Please advise whether car washing, vehicle repairing, dismantling or other workshop activities will be carried out at the site;</p>	<p>No car washing, vehicle repairing, dismantling or other workshop activities will be carried out at the site.</p>
<p>2. Please advise whether the proposed filling of land is for site formation and</p>	<p>The proposed filling of land is for site formation and vehicular circulation.</p>

vehicular circulation; and	
3. Please advise the operation hour of the proposed development, is there any operation on Sundays and public holidays.	The operation will be 24 hours daily, including on Sundays and public holidays.

SWEPT PATH ANALYSIS  
TYPE OF VEHICLE: COACH  
DIMENSION OF VEHICLE: 2.5m(W) x 12m(L)



ENTERING THE APPLICATION SITE  
FROM KAM POK ROAD EAST  
INDICATIVE ONLY



EXITING THE APPLICATION SITE  
TO KAM POK ROAD EAST  
INDICATIVE ONLY

Prepared By:



DeSPACE (International) Limited



ICCCL

Legend:



Application Site

Date:

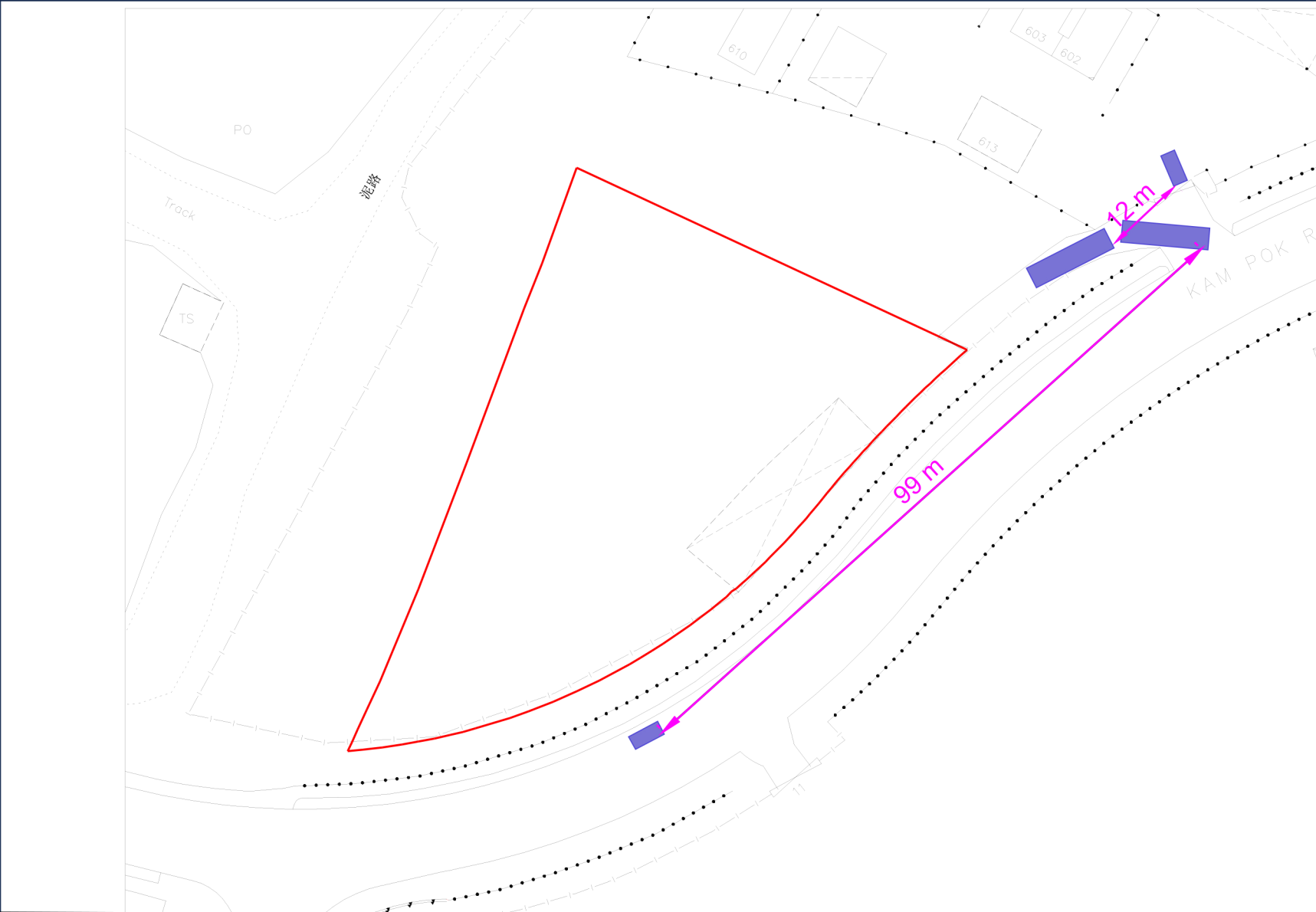
Sep 2025

Figure No:

Figure 6

Figure Title:

Swept Path Analysis



Prepared By:



Legend:

 Application Site

Date:

Sep 2025

Figure No:

Figure 7

Figure Title:

Sightline Analysis