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Timothy Wai Pui WU/PLAND

寄件者: YC Lit <[REDACTED]>
寄件日期: 2026年05月14日星期四 17:30
收件者: tpbpd/PLAND
副本: Timothy Wai Pui WU/PLAND
主旨: S.16 Application A/NE-TKLN 127
附件: Response to TD Comments Lot 381 S.B RP in DD 78 Various lots TKLN 127.pdf

類別: Internet Email

Dear Sir/Madam,

In response to TD's comments , I forward herewith the our response in the form of Response-to-Comments Table and plans for your necessary action, please.

Best regards
LIT Ying-cheung, Edward
Tel: [REDACTED]

Section 16 Planning Application for Renewal of Planning Approval for Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of 3 Years at Various Lots in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling North, New Territories

(Application No. A/NE-TKLN/127)

Responses to TD Comments

Departmental Comments Dated 4 May 2026	Responses
(i) Noting that the existing run-in/ out is not consistent with the swept path analysis provided in A/NE-TKLN/33, we suggest that the applicant provide the revised proposal on the vehicular access arrangement for the vehicles leaving/ entering the subject carpark;	The drawing of the existing run-in/out should be Drawing No.: 30848-001-001 Rev.B . The relevant run-in / out arrangement refers to Figure 2.2 rev. C, 2.2-SP01 to SP11 and Figure 2.3 for the subject site.
(ii) Due to the acute parking demand in the vicinity in recent years, both vehicle and pedestrian flow along Lin Ma Hang Road keep increasing. The applicant should propose the updated management/ control measure to ensure no queuing of vehicles outside the subject site and to provide pedestrian facilities to ensure pedestrian safety; and	<p>To ensure there is no queuing outside the subject site and to prioritize pedestrian safety along Lin Ma Hang Road, the applicant will implement the following management and control measures:</p> <ul style="list-style-type: none"> • Traffic Controllers: When vehicles are anticipated to enter or leave the site, at least one trained traffic controller will be stationed at the entrance to direct both vehicular and pedestrian movements. This arrangement will ensure smooth ingress and egress, thereby preventing queuing or conflicts on the public road. In addition, the applicant will deploy two traffic controllers and utilize the existing vehicular run-in/out space as a passing bay to serve as a buffer when two-way traffic along Lin Ma Hang Road becomes congested (refer to Sketch 1). Under such circumstances, vehicles exiting the car park will be temporarily held, with priority given to clearing and maintaining the smooth flow of traffic along Lin Ma Hang Road. • Warning Signs: A flashing warning sign will be installed at the site entrance to proactively alert drivers approaching from both sides of Lin Ma Hang Road (Please refer to Figure 2.2). • Pedestrian Routing: To ensure pedestrian safety, pedestrians will be directed to walk along the verge opposite the site, which safely connects to the existing footpath along Lin Ma Hang Road. The

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	stationed traffic controllers will actively assist drivers and passengers in safely crossing Lin Ma Hang Road to access the subject site. The designated pedestrian routing is illustrated in Sketch 2 .
(iii) The applicant shall advise the measures for preventing illegal parking of vehicles outside the subject carpark.	<p>The fundamental objective of this proposed temporary car park is to actively alleviate the acute parking demand and avoid excessive illegal parking in the Tsung Yuen Ha area. To prevent illegal parking directly outside the subject carpark, we will implement the following measures:</p> <ul style="list-style-type: none">• Flexible Rental Options: The car park will offer both monthly and hourly rental options for local villagers and visitors, providing an accessible and proper alternative to street parking.• Active Deterrence: The deployed traffic controllers, who will be provided with clear guidelines and appropriate training, will actively monitor the site frontage. They will advise drivers against waiting or parking illegally outside the site boundaries to maintain clear traffic flow.

FLASHING WARNING SIGN
WILL BE INSTALLED TO
ALERT DRIVERS AT BOTH
SIDES OF LIN MA HANG
ROAD.

Beware of Vehicles
小心車輛出入

TRAFFIC CONTROLLER

Beware of Vehicles
小心車輛

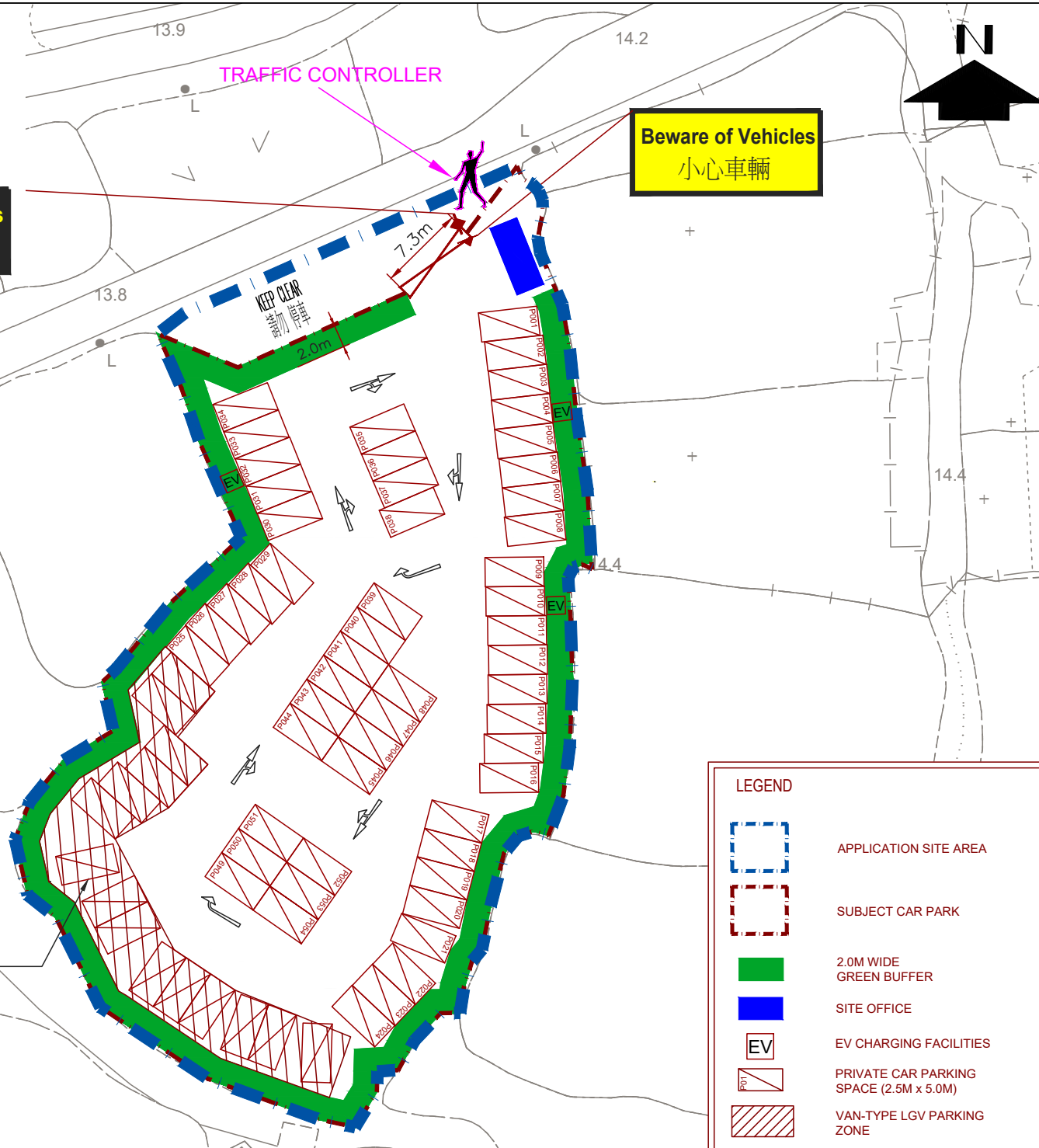


Proposed Temporary Car
Park (Private Cars and Light
Goods Vehicles) for a Period
of Three Years Lot 381 S.B
RP in D.D. 78, Tsung Yuen
Ha, North District, New
Territories

SITE LAYOUT
FIGURE 2.2

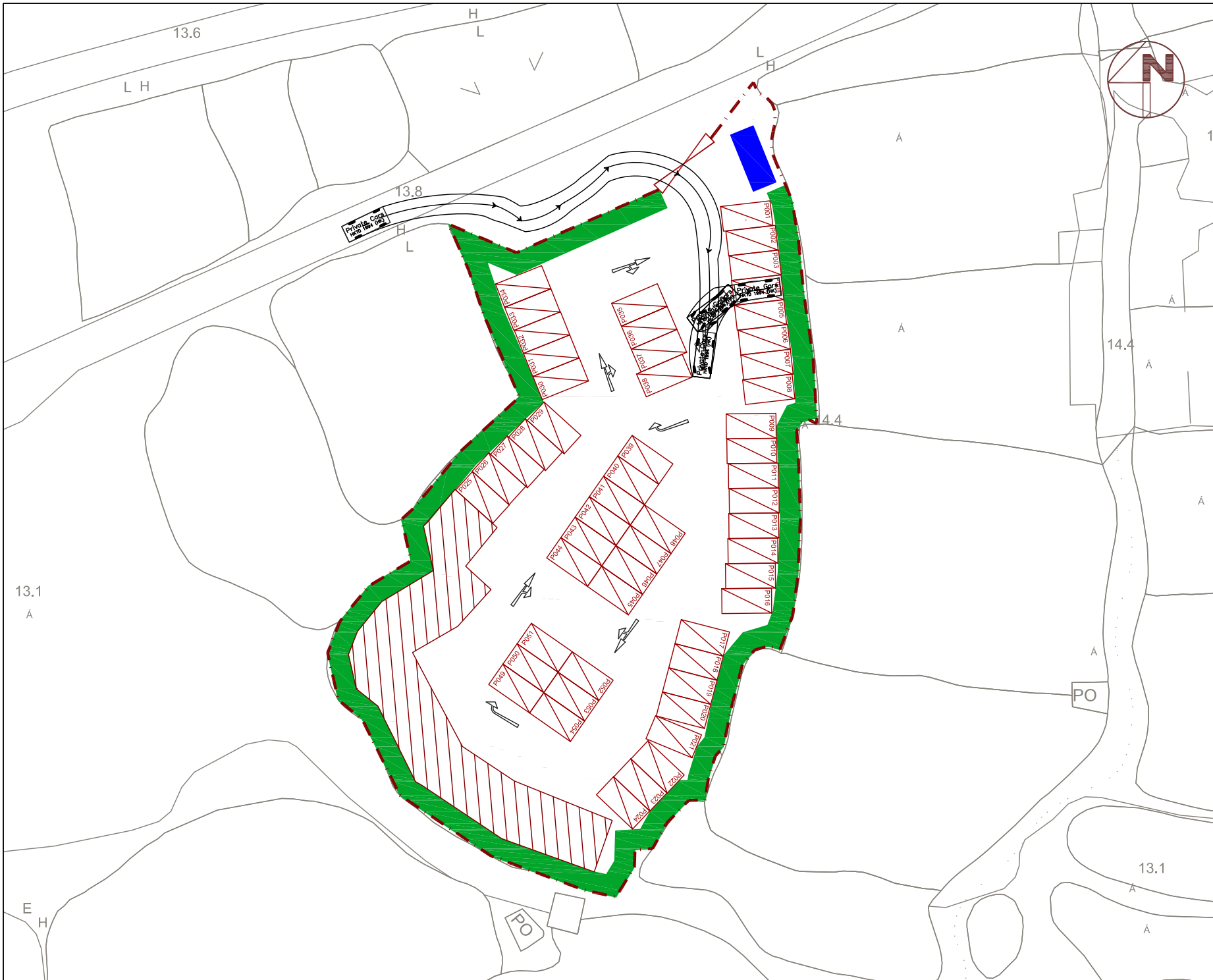
13.1
+

5.5M LONG VAN-TYPE
LGV PARKING ZONE
(FOR APPROXIMATE
15 SPACES)



LEGEND	
	APPLICATION SITE AREA
	SUBJECT CAR PARK
	2.0M WIDE GREEN BUFFER
	SITE OFFICE
	EV CHARGING FACILITIES
	PRIVATE CAR PARKING SPACE (2.5M x 5.0M)
	VAN-TYPE LGV PARKING ZONE

Scale : 1 : 500
Date : MAY 2026
Rev. : C



Proposed Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of Three Years Lot 381 S.B RP in D.D. 78, Tsung Yuen Ha, North District, New Territories

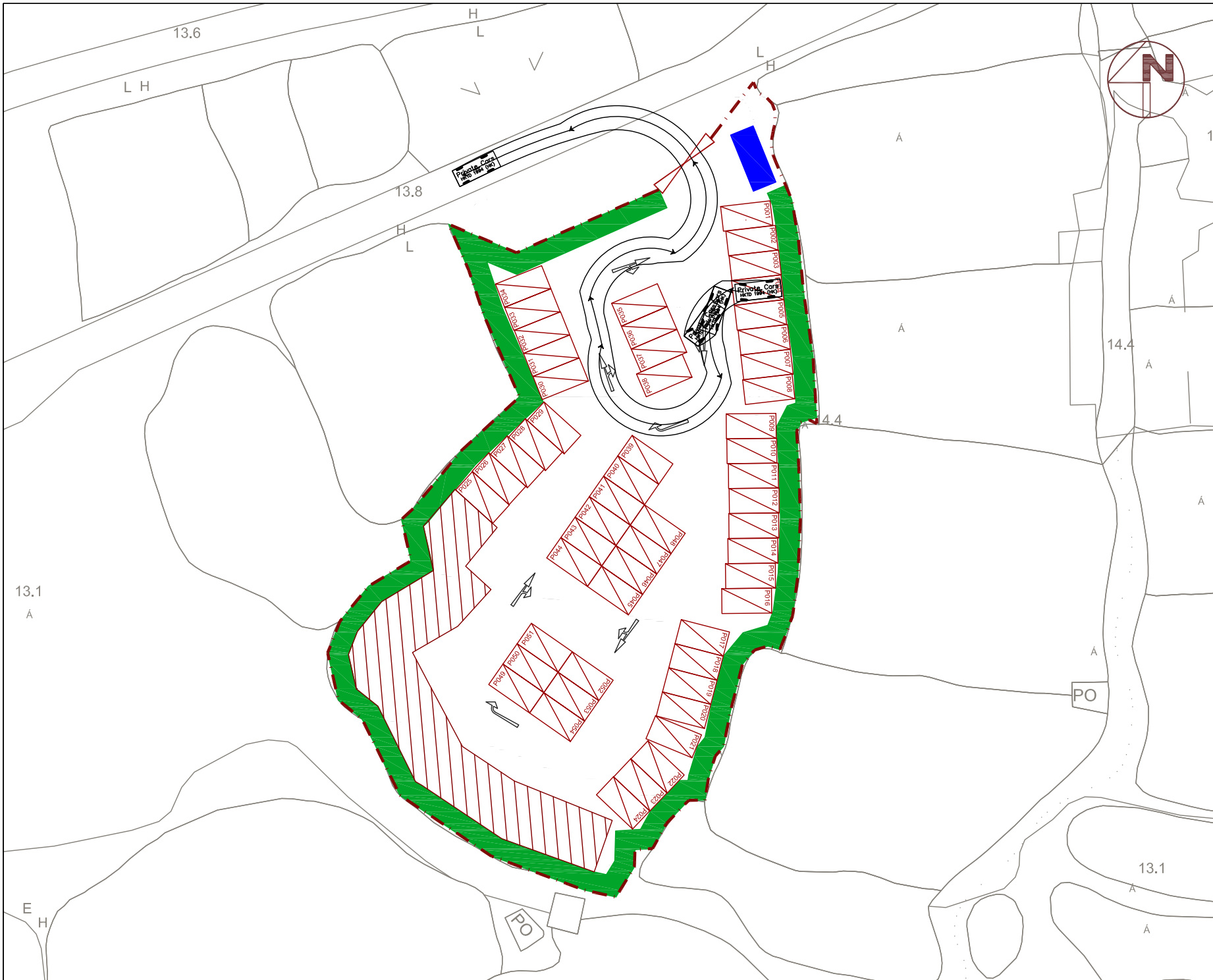
SWEPT PATH ANALYSIS FOR PRIVATE VEHICLE

FIGURE 2.2 - SP01

Scale : 1 : 500
 Date : JAN 2020
 Rev. : A



X:\PROJECT\30848 LOT 381 S.B RP IN D.D. 78. TSUNG YUEN HA - TA\DATA\DRAWING\FIGURE 2.2B.DWG



Proposed Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of Three Years Lot 381 S.B RP in D.D. 78, Tsung Yuen Ha, North District, New Territories

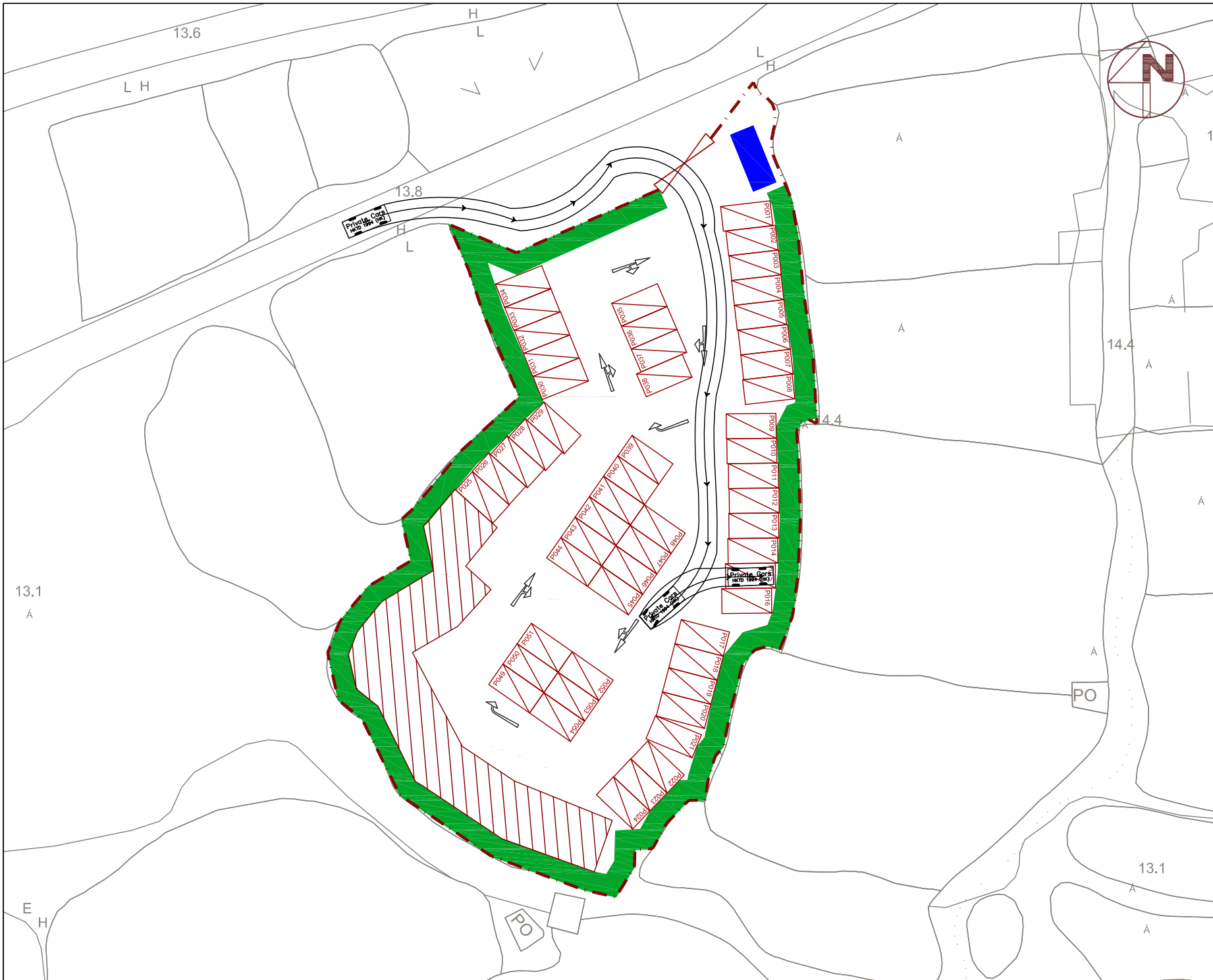
SWEPT PATH ANALYSIS FOR PRIVATE VEHICLE

FIGURE 2.2 - SP02

Scale : 1 : 500
 Date : JAN 2020
 Rev. : A



X:\PROJECT\30848 LOT 381 S.B RP IN D.D. 78. TSUNG YUEN HA - TA\DATA\DRAWING\FIGURE 2.2B.DWG



Proposed Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of Three Years Lot 381 S.B RP in D.D. 78, Tsung Yuen Ha, North District, New Territories

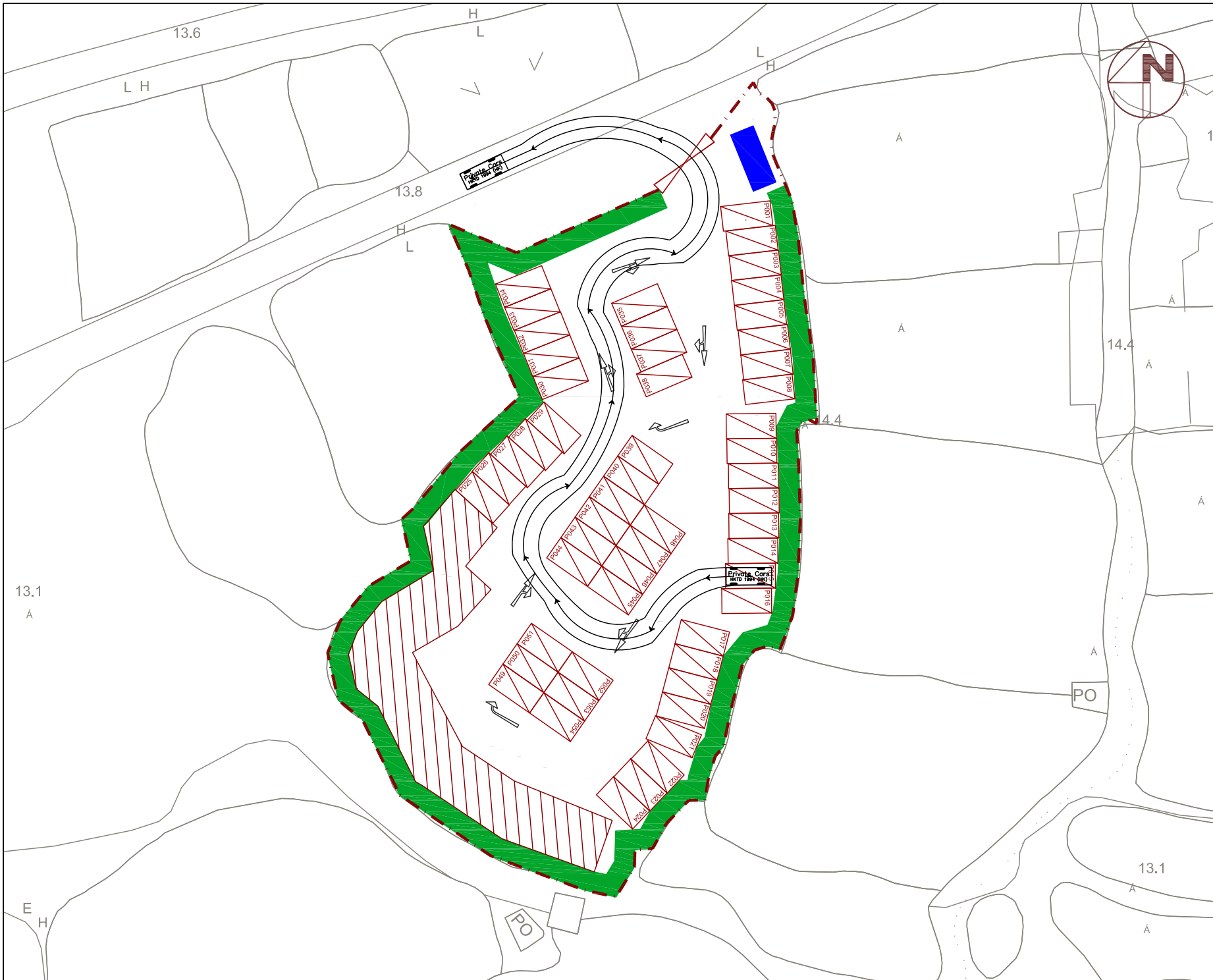
SWEPT PATH ANALYSIS FOR PRIVATE VEHICLE

FIGURE 2.2 - SP03

Scale : 1 : 500
 Date : JAN 2020
 Rev. : A



X:\PROJECT\30848 LOT 381 S.B RP in D.D. 78. TSUNG YUEN HA - TA\DATA\DRAWING\FIGURE 2.2B.DWG



Proposed Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of Three Years Lot 381 S.B RP in D.D. 78, Tsung Yuen Ha, North District, New Territories

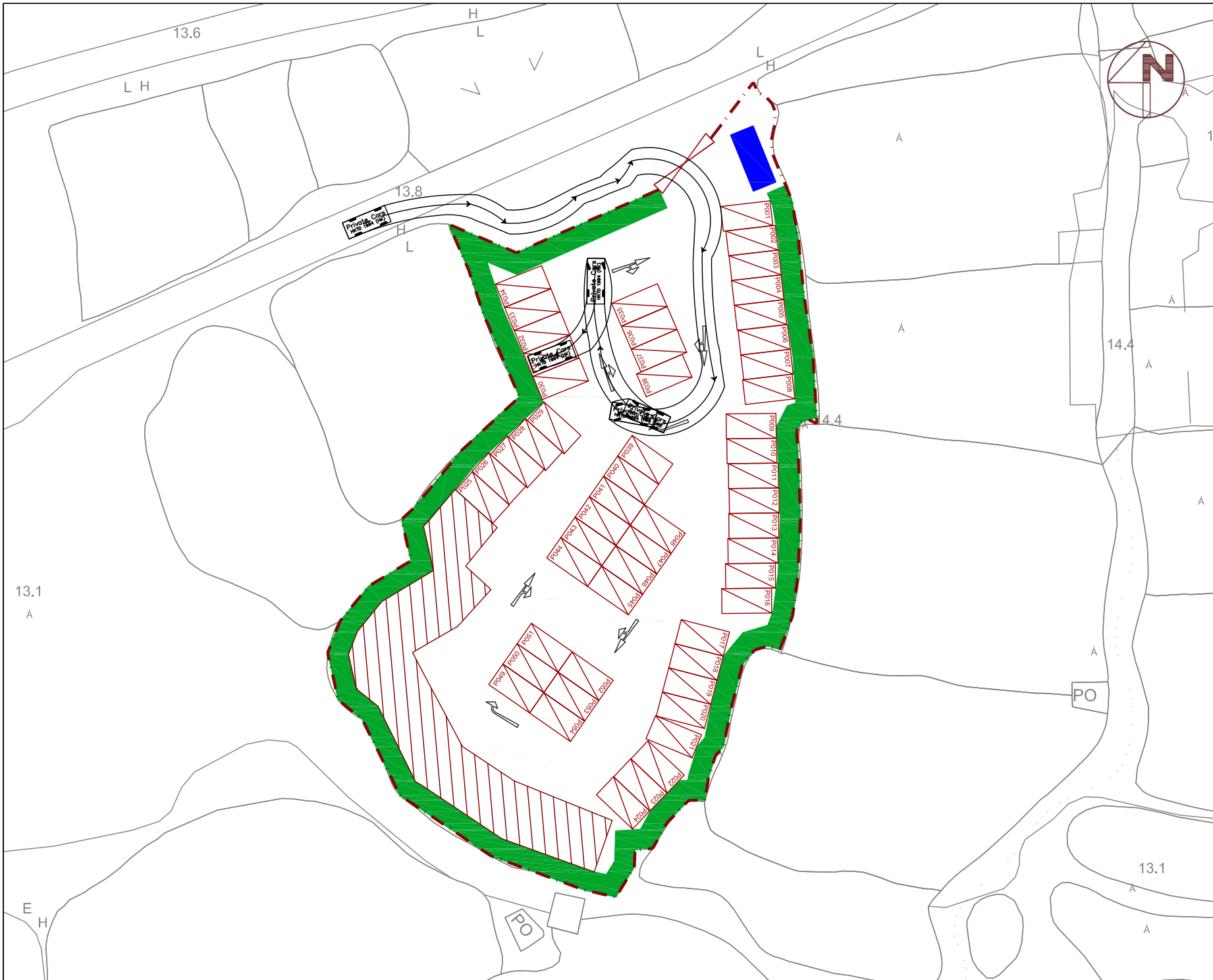
SWEPT PATH ANALYSIS FOR PRIVATE VEHICLE

FIGURE 2.2 - SP04

Scale : 1 : 500
 Date : JAN 2020
 Rev. : A



X:\PROJECT\30848 LOT 381 S.B RP in D.D. 78, TSUNG YUEN HA - TA\DATA\DRAWING\FIGURE 2.2B.DWG



Proposed Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of Three Years Lot 381 S.B RP in D.D. 78, Tsung Yuen Ha, North District, New Territories

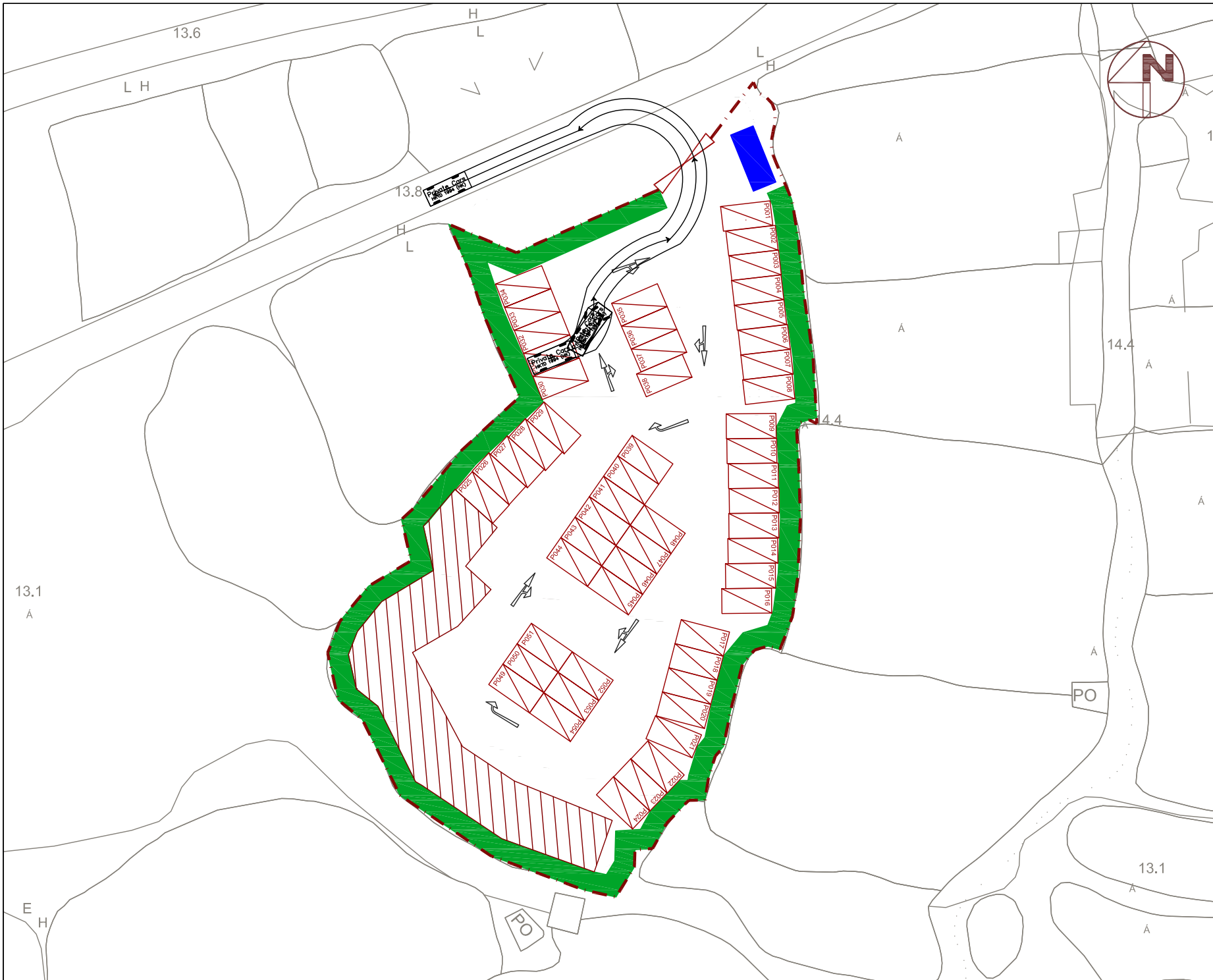
SWEPT PATH ANALYSIS FOR PRIVATE VEHICLE

FIGURE 2.2 - SP05

Scale : 1 : 500
 Date : JAN 2020
 Rev. : A



X:\PROJECT\30848 LOT 381 S.B RP IN D.D. 78. TSUNG YUEN HA - TA\DATA\DRAWING\FIGURE 2.2B.DWG



Proposed Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of Three Years Lot 381 S.B RP in D.D. 78, Tsung Yuen Ha, North District, New Territories

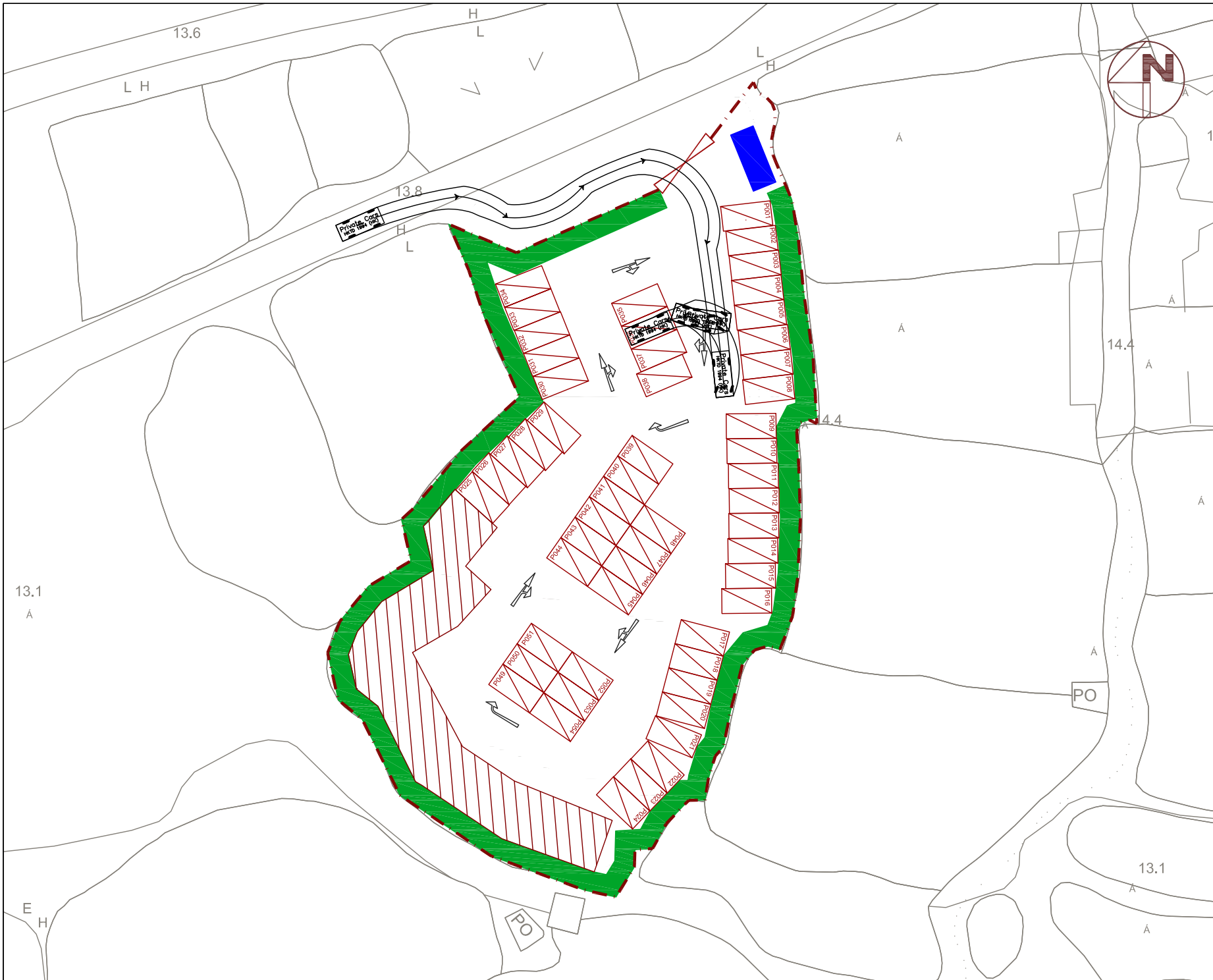
SWEPT PATH ANALYSIS FOR PRIVATE VEHICLE

FIGURE 2.2 - SP06

Scale : 1 : 500
 Date : JAN 2020
 Rev. : A



X:\PROJECT\30848 LOT 381 S.B RP IN D.D. 78. TSUNG YUEN HA - TA\DATA\DRAWING\FIGURE 2.2E.DWG



Proposed Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of Three Years Lot 381 S.B RP in D.D. 78, Tsung Yuen Ha, North District, New Territories



SWEPT PATH ANALYSIS FOR PRIVATE VEHICLE

FIGURE 2.2 - SP07

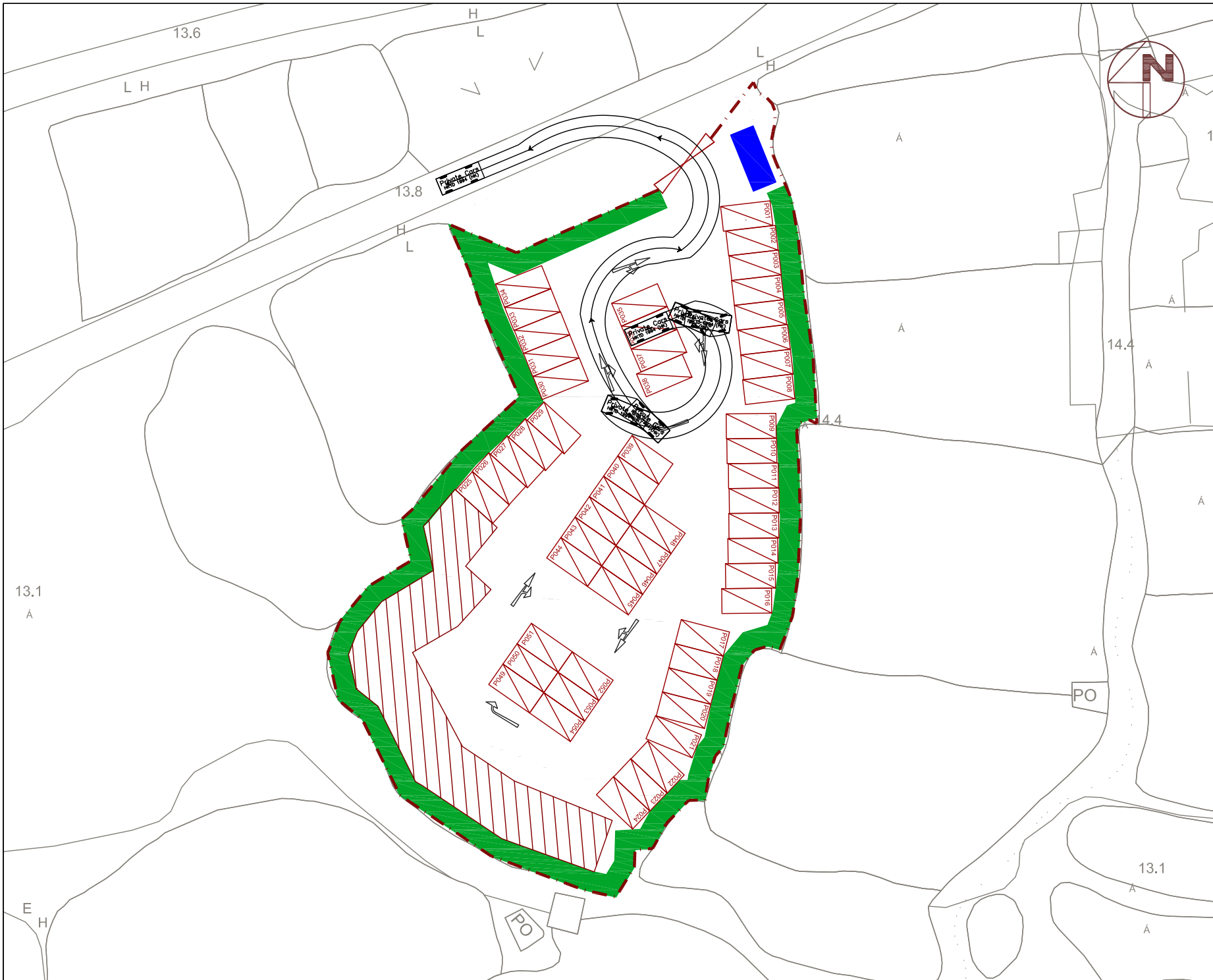
Scale : 1 : 500

Date : JAN 2020

Rev. : A



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Proposed Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of Three Years Lot 381 S.B RP in D.D. 78, Tsung Yuen Ha, North District, New Territories

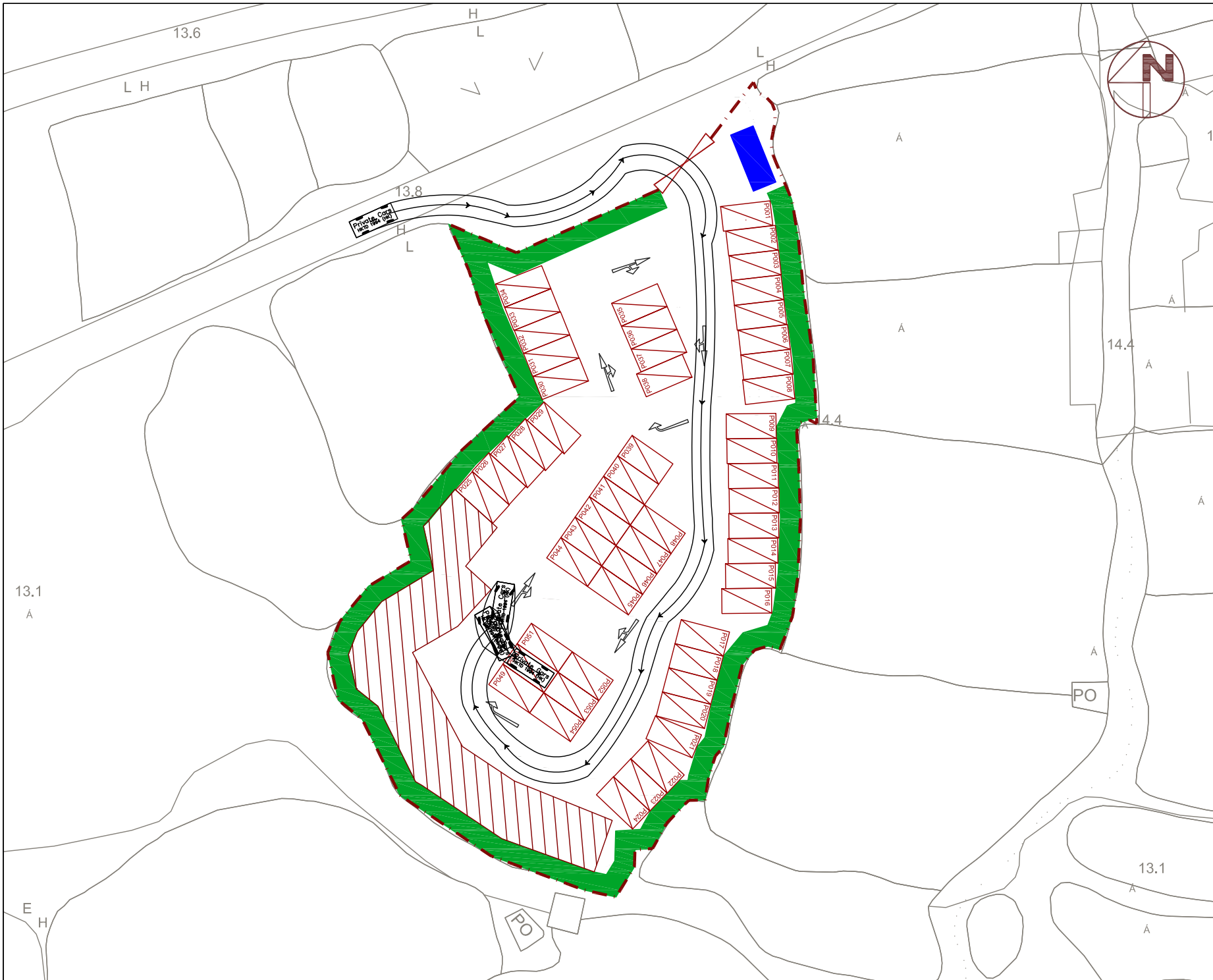
SWEPT PATH ANALYSIS FOR PRIVATE VEHICLE

FIGURE 2.2 - SP08

Scale : 1 : 500
 Date : JAN 2020
 Rev. : A



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Proposed Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of Three Years Lot 381 S.B RP in D.D. 78, Tsung Yuen Ha, North District, New Territories

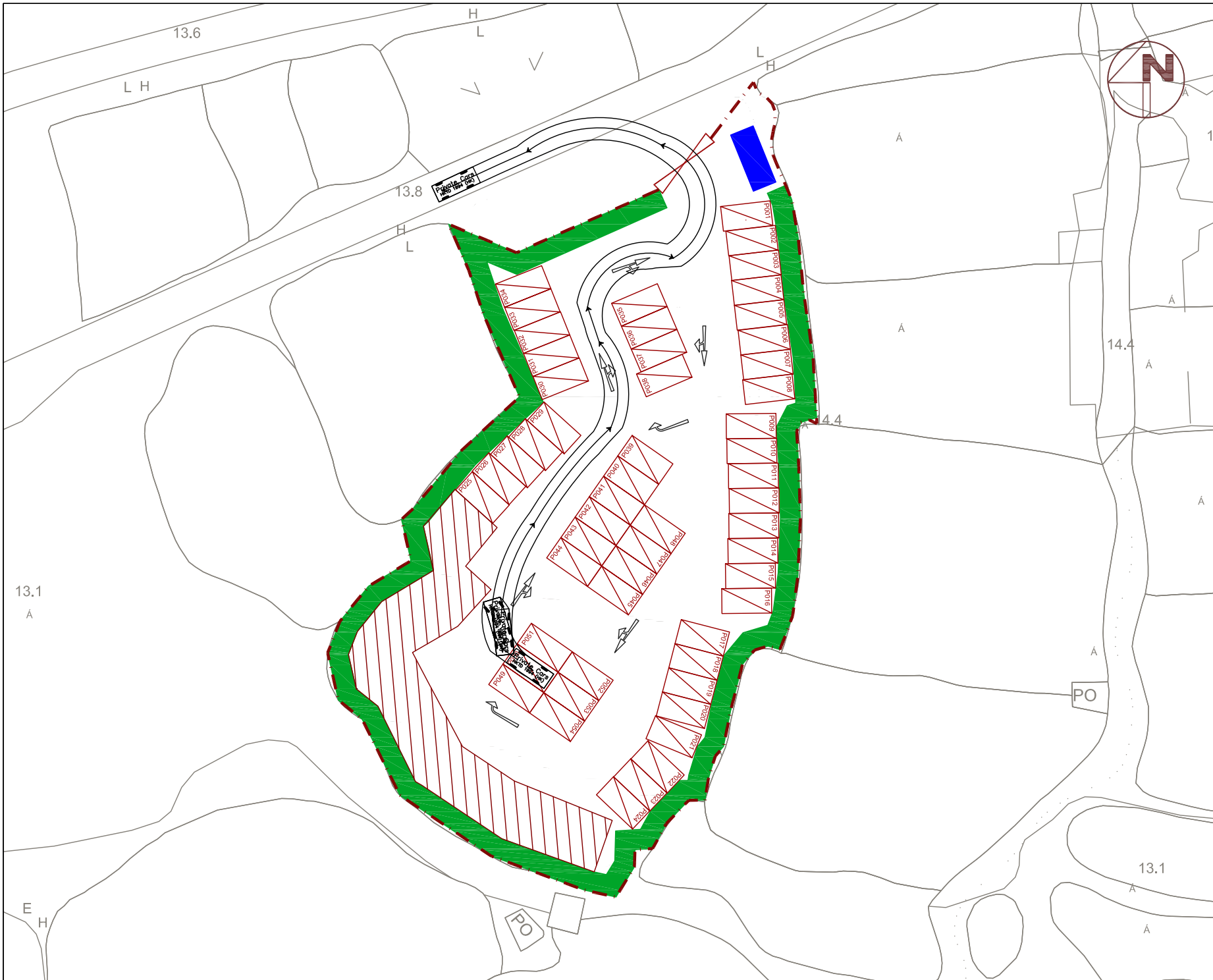
SWEPT PATH ANALYSIS FOR PRIVATE VEHICLE

FIGURE 2.2 - SP09

Scale : 1 : 500
 Date : JAN 2020
 Rev. : A



X:\PROJECT\30848 LOT 381 S.B RP IN D.D. 78. TSUNG YUEN HA - TA\DATA\DRAWING\FIGURE 2.2B.DWG



Proposed Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of Three Years Lot 381 S.B RP in D.D. 78, Tsung Yuen Ha, North District, New Territories

SWEPT PATH ANALYSIS FOR PRIVATE VEHICLE

FIGURE 2.2 - SP10

Scale : 1 : 500

Date : JAN 2020

Rev. : A



X:\PROJECT\30848 LOT 381 S.B RP IN D.D. 78. TSUNG YUEN HA - TA\DATA\DRAWING\FIGURE 2.2B.DWG



Proposed Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of Three Years Lot 381 S.B RP in D.D. 78, Tsung Yuen Ha, North District, New Territories

SWEPT PATH ANALYSIS FOR PRIVATE VEHICLE

FIGURE 2.2 - SP11

Scale : 1 : 500

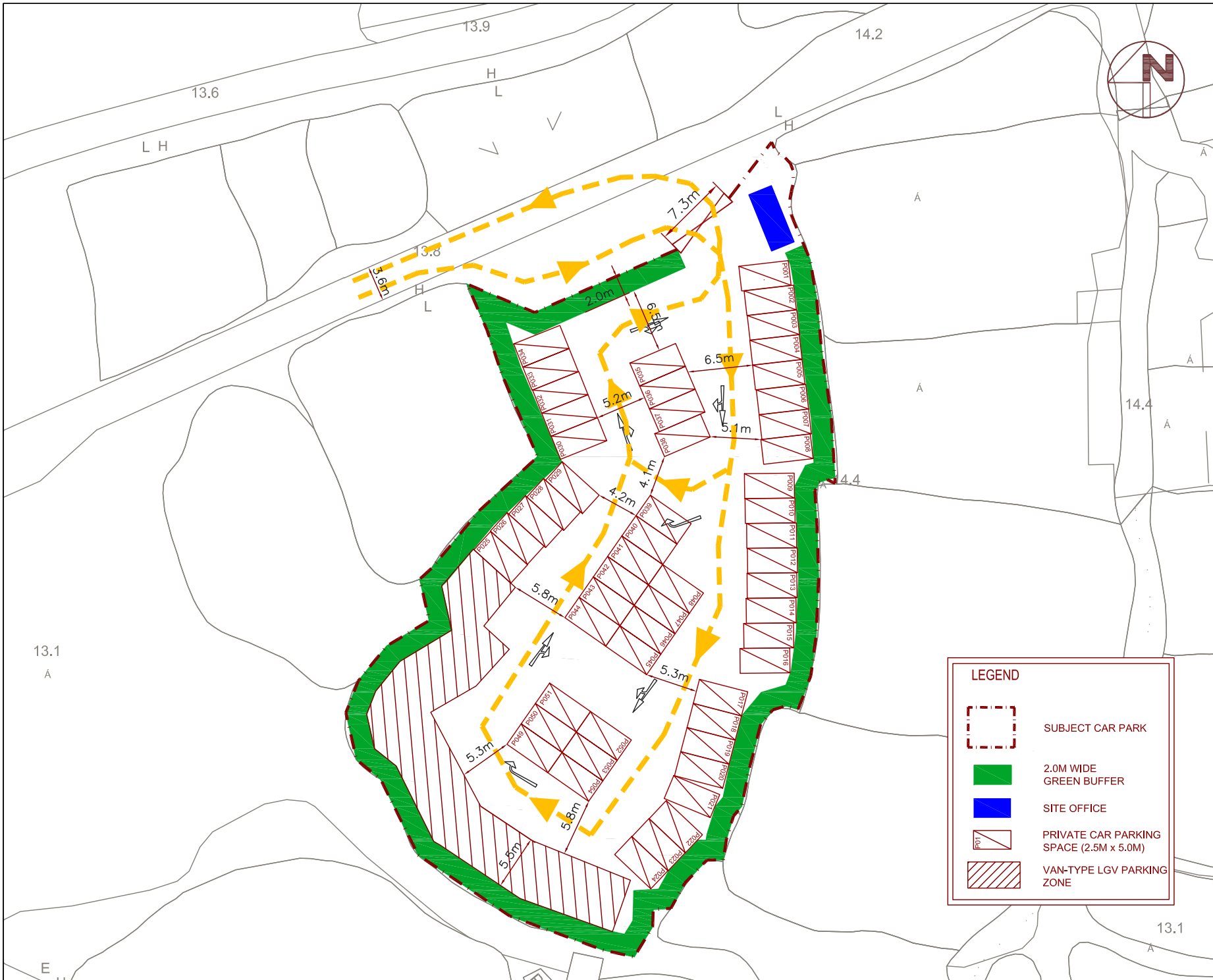
Date : MAY 2026

Rev. : B

Proposed Temporary Car Park (Private Cars and Light Goods Vehicles) for a Period of Three Years Lot 381 S.B RP in D.D. 78, Tsung Yuen Ha, North District, New Territories



INTERNAL CIRCULATION AND DIMENSIONS
FIGURE 2.3



LEGEND	
	SUBJECT CAR PARK
	2.0M WIDE GREEN BUFFER
	SITE OFFICE
	PRIVATE CAR PARKING SPACE (2.5M x 5.0M)
	VAN-TYPE LGV PARKING ZONE

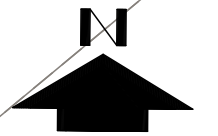
Scale : 1 : 500
Date : JAN 2020
Rev. : A





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SKETCH 1

TRAFFIC CONTROLLER

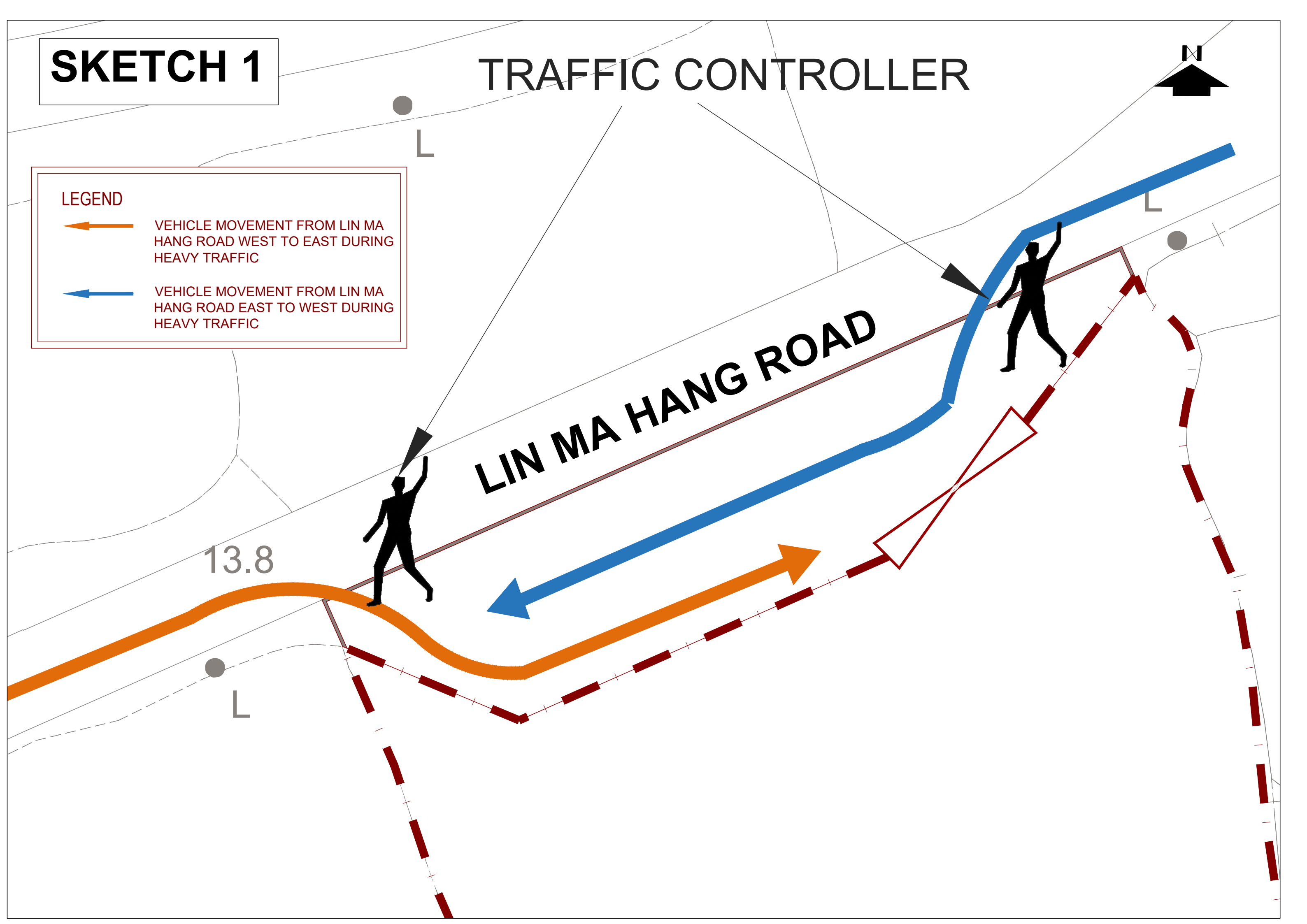
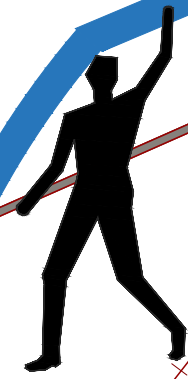


LEGEND

-  VEHICLE MOVEMENT FROM LIN MA HANG ROAD WEST TO EAST DURING HEAVY TRAFFIC
-  VEHICLE MOVEMENT FROM LIN MA HANG ROAD EAST TO WEST DURING HEAVY TRAFFIC

LIN MA HANG ROAD

13.8



SKETCH 2

PEDESTRIAN ROUTE

Lin Ma Hang Rd

蓮麻坑路

蓮麻坑路

蓮麻坑路



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Timothy Wai Pui WU/PLAND

寄件者: YC Lit <[REDACTED]>
寄件日期: 2026年05月15日星期五 15:46
收件者: Timothy Wai Pui WU/PLAND
主旨: Re: Planning Application No. A/NE-TKLN/127 - Departmental Comments
類別: Internet Email

Dear Mr. WU,

In response to your enquiries, I would like to elaborate as follows:

1. **The operation hours of the applied use and the nature of the single-storey structure;**

Response: The operation hours are 24 hours (including Sundays and Public Holidays). The only single-storey structure on the application site is an ancillary site office to facilitate the management of the carpark.

2. **Whether only vehicles with valid license under the Road Traffic Ordinance will be allowed to be parked/entered the Site;**

Response: Yes. No vehicles without registration/valid licence under Road Traffic (Registration and Licence of Vehicles) Regulation (Cap. 374 E) will be allowed to be parked/entered the Site.

3. **The dimension of the parking spaces for LGVs;**

Response: The dimension of the parking spaces for LGV is 5.5 m (L) x 2.5 m (W) each.

4. **It is noted that a 'set-back' area will be provided within the application site serving as a 'passing bay'. Please ensure if no parking of vehicle would be allowed at the said 'set-back' area in accordance with your submission dated 14.5.2026.**

Response: I assure you that parking of vehicles will NOT be allowed at the said "set-back" area. In order to demark this area clearly, the wordings "No Parking " both in Chinese and English with appropriate size will be painted on the ground floor of this area.

Best regards

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LIT Ying-cheung, Edward

Tel: [REDACTED]