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Date: 12 May 2026

TPB Ref.: A/YL-LFS/607

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 Open Storage of Construction Materials for a Period of 3 Years at Lots 2035 RP (Part), 2036 RP (Part), 2037 (Part), 2038 (Part), 2039 (Part), 2040 RP, 2042 RP (Part), 2044 RP (Part), 2048 (Part), 2049 (Part), 2050, 2051, 2052, 2054 (Part), 2055 (Part), 2058 (Part) in D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
"It is noted that the subject application would involve access of medium goods vehicles. The traffic of the subject site would be through a local track leading to Deep Bay Road which is single track road. The Applicant is requested to justify that the nearby public road network has adequate capacity to accommodate the traffic inducted by the proposed development. In particular, the traffic impact on Deep Bay Road should be well assessed as a result of the applied use, since it is highly likely that vehicles in opposite directions need to negotiate with each other where passing bay is not available. "	The applicant confirmed that only light goods vehicle will access the application site. A typo is found in Para 1.3 of the Annex 1 and it should be light goods vehicle. Please see the updated Annex 1 for your perusal.

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

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Christina LEE) – By Email

Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years

at

Lots 2035 RP (Part), 2036 RP (Part), 2037 (Part), 2038 (Part), 2039 (Part), 2040 RP, 2042 RP (Part), 2044 RP (Part), 2048 (Part), 2049 (Part), 2050, 2051, 2052, 2054 (Part), 2055 (Part), 2058 (Part) in D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The ingress/egress of the application site is abutting a local vehicular track leading to Lau Fau Shan Roundabout. (**Figure 1**)
- 1.2 Only vehicle not exceeding 5.5 tonnes light goods vehicle is required to deliver construction materials mainly elevated working platform to and from the application site.
- 1.3 The average and peak trip rates generated from and attracted to the site are shown below.

Type of vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Light goods vehicle	0.3	0.3	0	0

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of light goods vehicle is taken as 1.5; and

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.4 In association with the proposed use, adequate space for manoeuvring and loading/unloading are available within the application site. By virtue of the fact that the application site is directly linked with Yuen Long Highway via Lau Fau Shan Road and the traffic generated by the proposed development is insignificant, the proposed development being applied would not aggravate the traffic condition in the area. Adjacent warehouse has also been approved by Town Planning Board recently such as A/YL-LFS/538.