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Adrian Tsz Hin TAM/PLAND

寄件者: AI TSANG <[redacted]>
寄件日期: 2026年10月05日星期一 14:29
收件者: Adrian Tsz Hin TAM/PLAND
主旨: TKLN 143 response TD and LD and clarification
附件: 143 response to td comment (2).pdf; 143 response to LD comment.pdf

類別: Internet Email

Dear Sir,

Please find an attachment.

The applicant provides following Clarification :
Although the number of charging spaces at the application site has been reduced from the original 18 to 4, the space required for drainage facilities, emergency vehicle access, and vehicle turning areas within the site still takes up a substantial amount of space.Therefore, the total area of the application site is still needed.

Thanks

Carter Tsang
[redacted]

Response to LD comment

Comment 1
LandsD objects to the application;
Response
We acknowledge and respect the stance of the Lands Department. This application seeks to secure the requisite approval at the planning stage. Irrespective of the outcome of the planning application, the applicant will comply with all requirements stipulated by the Lands Department

Comment 2
• the application site comprises Old Schedule Agricultural Lots 75 RP and 78 in D.D. 80 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the application is required to pass through Government land (GL) but no right of access via GL is granted to the application site; • the following irregularities covered by the planning application have been detected by LandsD: <u>unauthorised structures within Lots 75 RP and 80 in D.D. 80 covered by the planning application</u> there are unauthorised structures and uses on the private lots. The lot owner should immediately rectify the lease breaches and LandsD reserves the rights to take necessary lease enforcement action against the breaches without further notice; and if the planning application is approved, the lot owner shall apply to LandsD for a Short Term Waiver (STW) to permit the structures erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fce and administrative fee as considered appropriate by LandsD. Besides, given the proposed uses are temporary in

nature, only crection of temporary structure(s) will be considered; and
Response
We acknowledge and respect the stance of the Lands Department. This application seeks to secure the requisite approval at the planning stage. Irrespective of the outcome of the planning application, the applicant will comply with all requirements stipulated by the Lands Department

Comment 3
• the following irregularities not covered by the planning application have been detected by LandsD: <u>unauthorised occupation of GL not covered by the planning application</u> the GL adjoining the said private lots has been illegally occupied with the unauthorised structure extended from Lot 75RP in D.D.80 without permission. The GL being illegally occupied is not included in the application. The applicant should clarify the extent of the application site. Any occupation of GL without Government's prior approval is an offence under Cap. 28. LandsD reserves the rights to take necessary land control action against the illegal occupation of GL without further notice; the lot owner shall remove the unauthorised structure and cease the illegal occupation of the GL not covered by the subject planning application immediately; and unless and until the unauthorised structure and the unlawful occupation of GL are duly rectified by the lot owner, LandsD objects to the application which must be brought to the attention of the Town Planning Board when they consider the application.
Response
We acknowledge and respect the stance of the Lands Department. This application seeks to secure the requisite approval at the planning stage. Irrespective of the outcome of the planning application, the applicant will comply with all requirements stipulated by the Lands Department

Comment 1
the applicant should advise and substantiate the traffic generation from and attraction to the application site and the traffic impact to the nearby road links and junctions;
Response
Please refer to the traffic impact proposal

Comment 2
the applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the application site;
Response
Please refer to the vehicle access arrangement proposal

Comment 3
the applicant shall demonstrate the satisfactory maneuvering of the vehicles entering and exiting the application site, maneuvering within the application site and into/out of the parking preferably using the swept path analysis; and
Response
Please refer to swept path plan

Comment 4
in connection to the single track access which does not have any proper footpath to demarcate vehicles and pedestrians, the applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.
Response
Please refer to vehicle access arrangement proposal

Traffic impact proposal

1. Project Development

1.1. The project site is submitted S16 Planning Application for proposed Temporary Eating Place and Green Fuel Station with Ancillary Facilities for a Period of 3 Years.

1.2. According to the planning statement, the total site area is approximately 980 m^2. The project proposes to develop a eating place with a total gross floor area of approximately 200 m2 and provide 4 EV charging bay.

Main Development Parameters

Proposed Use	Temporary Eating Place and Green Fuel Station with Ancillary Facilities for a Period of 3 Years.
Total Site Area	980 m^2
Total Gross Floor Area	214 m^2
EV Charging Bay	4
Operating Hours	Mondays to Sundays from 9:00 a.m. to 21:00 p.m. including public holidays.

1.3. The application site has 1 ingress and 1 egress, with a width of 4 meters connecting to Lin Ma Hang Road.

1.4. Swept Path Analysis has been conducted for the access points and passages. The site access points and parking arrangements are sufficient for safe maneuvering and operation.

1.5. Lin Ma Hang Road has green minibus services along the route for boarding and alighting. The site is about 50 meters from the nearest green minibus stop, and on-site staff and visitors can take the minibus and then walk to the site.

2. Traffic Flow Generated by the Proposed Development

2.1 In this application, it is proposed to develop one covered restaurant and provide four EV charging bay, with the aim of serving nearby residents and visitors.

2.2 Each on-site charging bay is subject to a minimum charging period of 30 minutes. When all charging bays are occupied; the site entrance will be closed to incoming vehicles.

2.3 The applicant's estimated traffic generation is set out on the table below:

2.4 Estimated traffic flow generated by the Pro**posed 4 EV Charging Bay**

2.4 預估擬議的 4 個充電樁位產生的交通流量。

Time Period	Estimated Trips Generation / Attraction	
	IN	OUT
0900-1000	2	2
1000-1100	2	2
1100-1200	4	4
1200-1300	4	4
1300-1400	4	4
1400-1500	2	2
1500-1600	2	2
1600-1700	2	2
1700-1800	4	4
1800-1900	4	4
1900-2000	4	4
2000-2100	2	2
Total	36	36
Overall average per hour	3	3

2.5 Current traffic flow in Lin Ma Hang Road

2.5 現時接駁的蓮麻坑路的交通流量。

Time (Firday) 04-09-2026	Type of Vehicle				
	Private Car/Taxi	**Minibus & Franchised Bus**	**Light Goods Vehicle**	**Med/Heavy Goods Vehicle**	**Others**
0900-1000	**20**	**2**	**7**	**5**	**3**
1000-1100	**34**	**2**	**5**	**5**	**3**
1100-1200	**67**	**2**	**6**	**2**	**4**
1200-1300	**56**	**2**	**5**	**2**	**2**
1300-1400	**58**	**2**	**7**	**3**	**4**
1400-1500	**89**	**2**	**5**	**4**	**2**
1500-1600	**77**	**2**	**4**	**2**	**3**
1600-1700	**78**	**2**	**7**	**5**	**2**
1700-1800	**81**	**2**	**5**	**0**	**3**
1800-1900	**71**	**2**	**2**	**0**	**0**
1900-2000	**55**	**2**	**3**	**0**	**1**
2000-2100	**36**	**1**	**1**	**0**	**0**
Total (per items)	**722**	**23**	**57**	**28**	**27**
Overall average per hour	**60.2**	**1.9**	**4.8**	**2.3**	**2.3**
Total amount	**857**				

Time (Saturday) 05-09-2026	Type of Vehicle				
	Private Car/Taxi	**Minibus & Franchised Bus**	**Light Goods Vehicle**	**Med/Heavy Goods Vehicle**	**Others**
0900-1000	**38**	**2**	**3**	**0**	**2**
1000-1100	**66**	**2**	**5**	**3**	**2**
1100-1200	**73**	**2**	**3**	**3**	**2**
1200-1300	**100**	**2**	**2**	**0**	**0**
1300-1400	**112**	**2**	**5**	**4**	**4**
1400-1500	**72**	**2**	**5**	**5**	**5**
1500-1600	**77**	**2**	**4**	**2**	**3**
1600-1700	**55**	**2**	**3**	**1**	**2**
1700-1800	**88**	**2**	**2**	**0**	**3**
1800-1900	**75**	**2**	**5**	**0**	**1**
1900-2000	**39**	**2**	**3**	**0**	**1**
2000-2100	**35**	**1**	**2**	**0**	**1**
Total(per items)	**830**	**23**	**42**	**18**	**26**
Overall average per hour	**69.2**	**1.9**	**3.5**	**1.5**	**2.2**
Total amount	**939**				

Friday: Total traffic volume 857 vehicles (within 12 hours), averaging 71.4 veh/h.

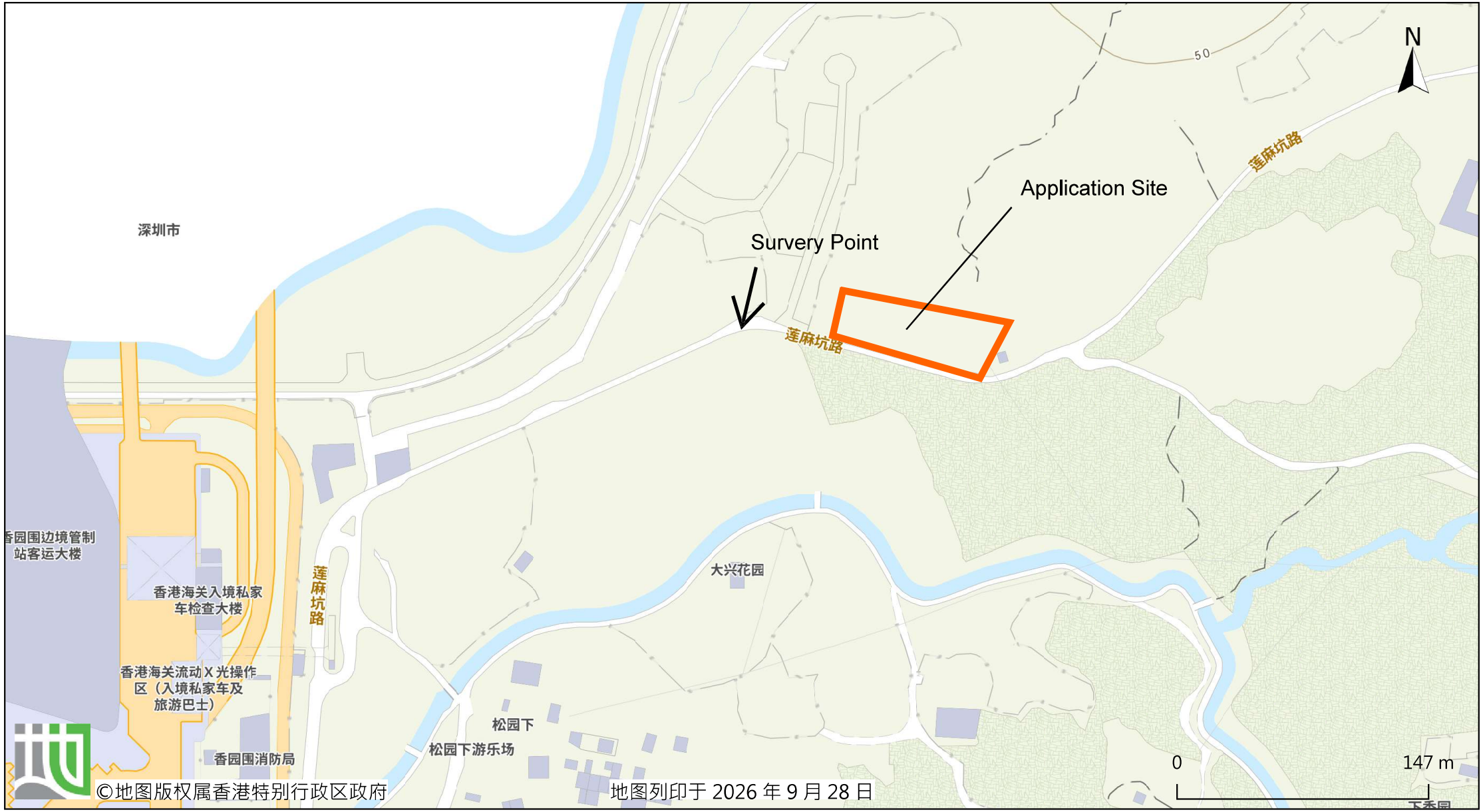
Saturday: Total traffic volume 939 vehicles (within 12 hours), averaging 78.25 veh/h.

Comparison: Friday traffic volume is lower than Saturday, representing an increase of approximately 9.5%. This is attributed to a large number of road users travelling via Lin Ma Hang Road throughout Saturday to the nearby open-air car park, together with additional traffic generated by the proximity to the Heung Yuen Wai Control Point.

The additional traffic generated by the proposed development is only about 3 veh/h. No noticeable congestion, delay or deterioration in level of service is expected. Relative to the existing situation, the incremental traffic would not give rise to any significant adverse impact on the capacity or level of service of Lin Ma Hang Road.

GEOINFO MAP
地理资讯地图

前往地图: https://www.map.gov.hk/gm/geo:22.5540,114.1578?z=2257



由「地理资讯地图」网站提供: https://www.map.gov.hk

注意: 使用此地图受「地理资讯地图」的使用条款及条件以及知识产权告示约束。

Vehicle Access arrangements proposal

The applicant will implement the following measures to prevent vehicle queuing outside the application site and to keep traffic flowing smoothly.

1. The Applicant will install an electronic display board at the vehicle entrance to show the real-time remaining available EV charging spaces. When all charging spaces are occupied, the electronic display board will display a message instructing vehicles to stop entering the site.

2. Conspicuous notices will be posted and hung next to the vehicle entrance, informing visitors that they must not wait outside the site for charging spaces.

3. As the road connecting to the site is a single-lane two-way carriageway, the Applicant will post directional diagrams within the site and at the vehicle exit to inform drivers that they should give way to users of the nearby road in order to avoid traffic congestion.

4. A staff member will be stationed at the site ingress to assist vehicles entering the site.

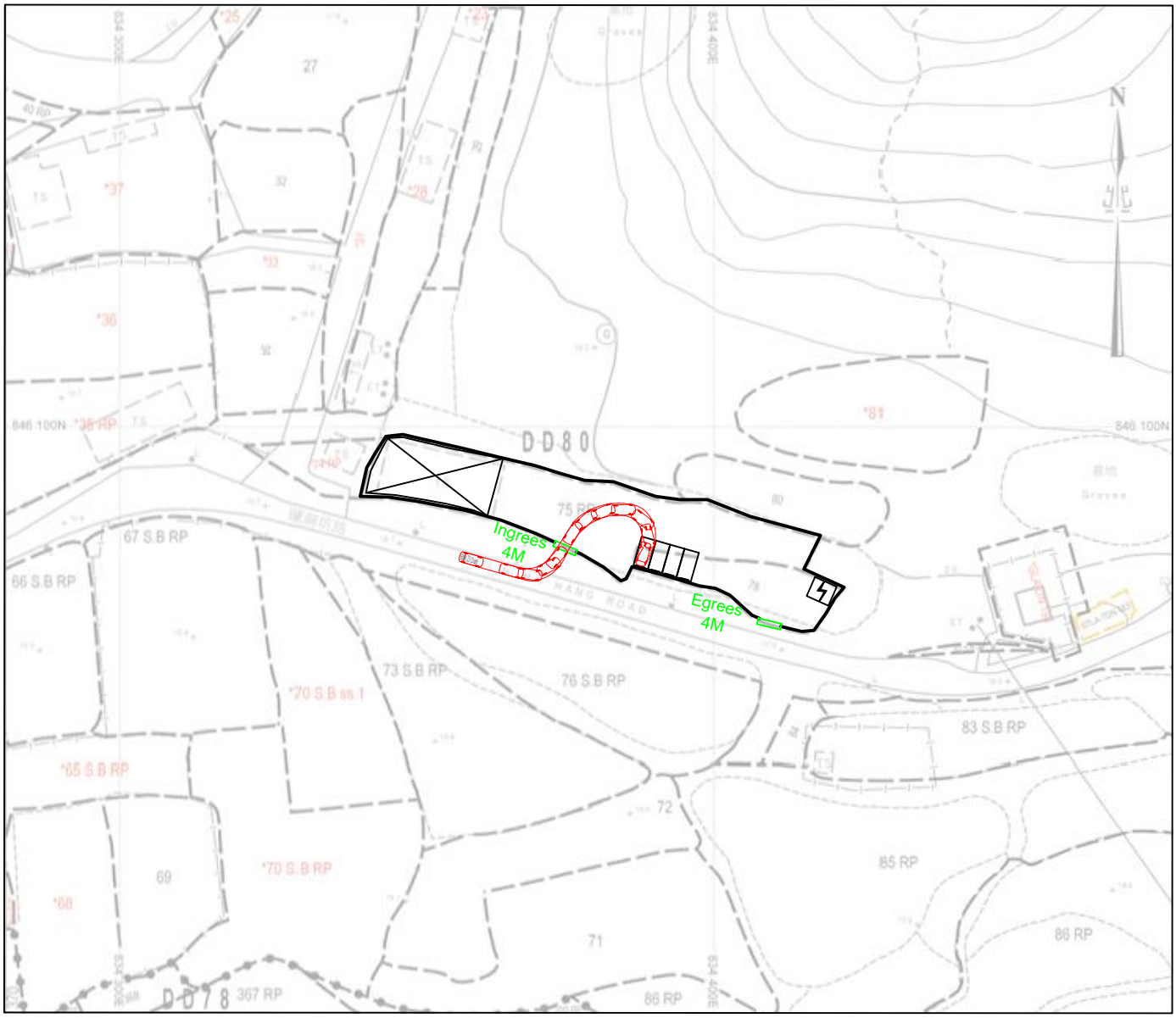
The applicant will provide and implement management of pedestrian facilities to ensure pedestrian safety as follows:

1 The applicant will erect road signs and banners at the site entrance to alert pedestrians and driver, including notices such as “Caution: Pedestrians” and “Beware of Vehicles Entering/Exiting”.

2 Outdoor convex mirrors will be installed at the gate and site entrance to assist pedestrians in detecting approaching vehicle movements.

3 Yellow warning lights and pedestrian crossing signs will be installed at vehicle entrances and exits to warn drivers and pedestrians.

4 A staff member will be stationed at the vehicle gate to warn and guide pedestrians when vehicles entry and exit the site.



Total Site Area: 980㎡(About)

Swept Path Plan

YING SHING

(HOPEWELL)

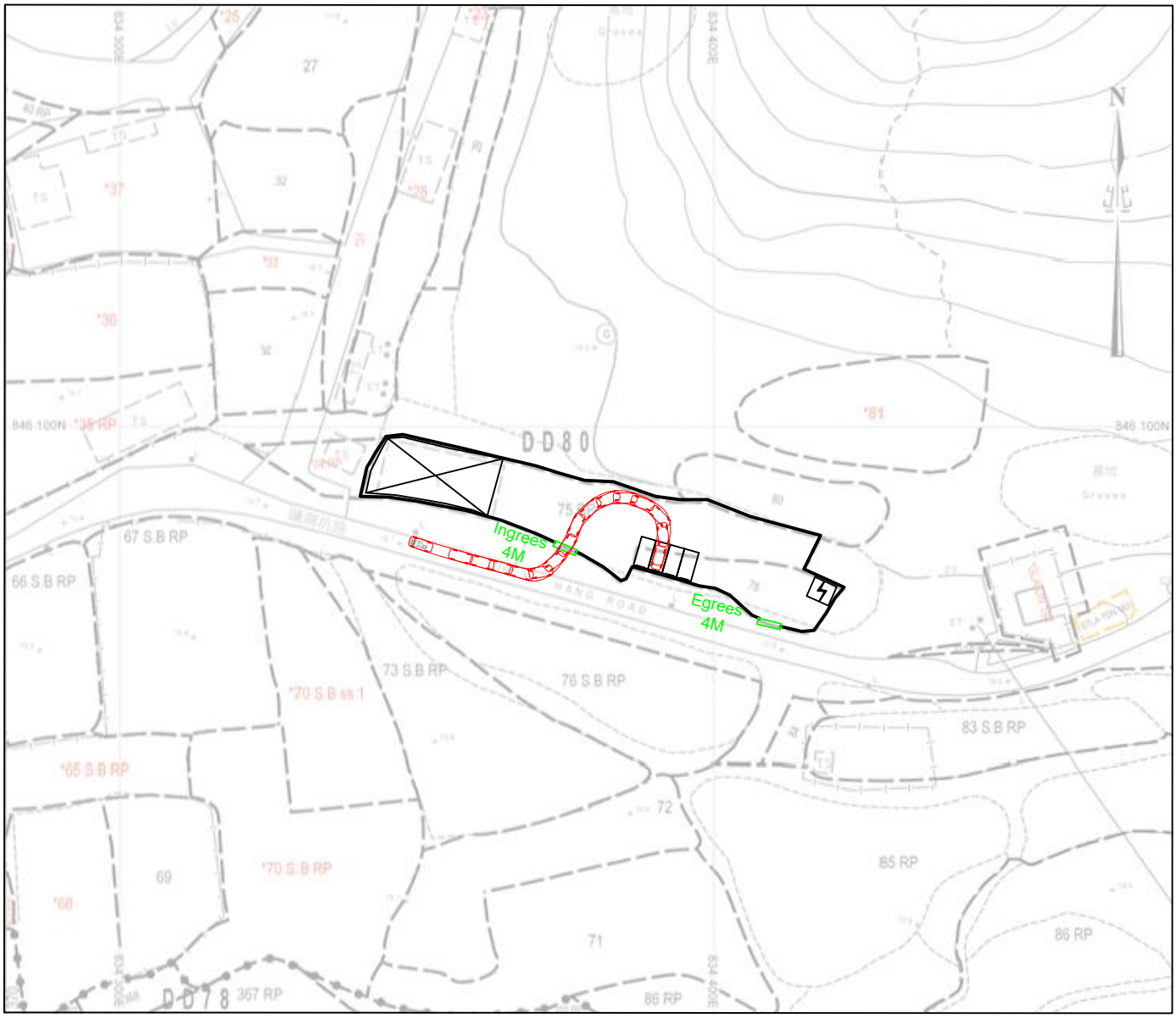
ENGINEERING CO.LTD.

Scale 1:1000

0 10 20 30 40 50 m

July 2026

Annex 3



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ENGINEERING CO.LTD.

Scale 1:1000

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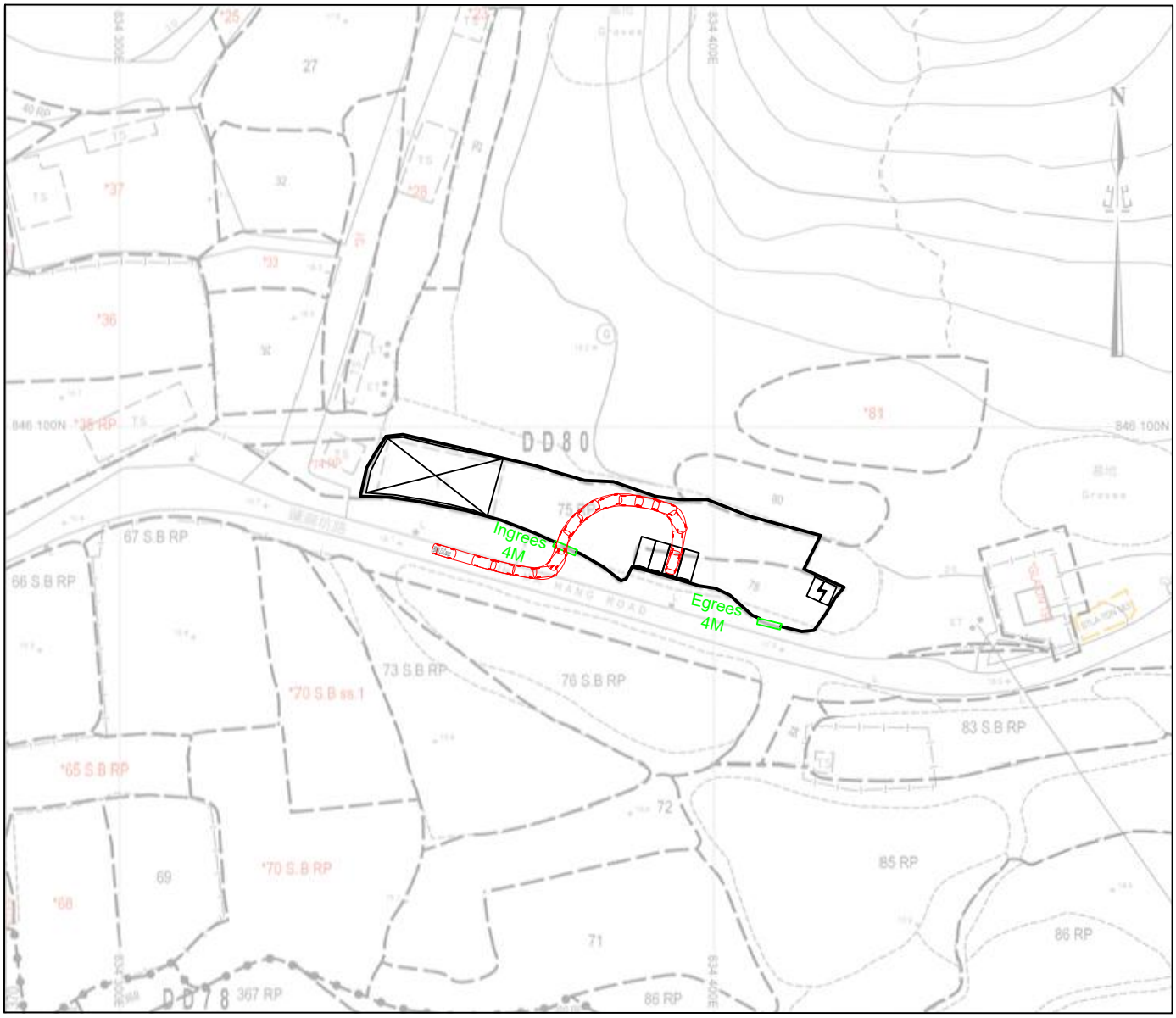
July 2026

Annex 4



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ENGINEERING CO.LTD.

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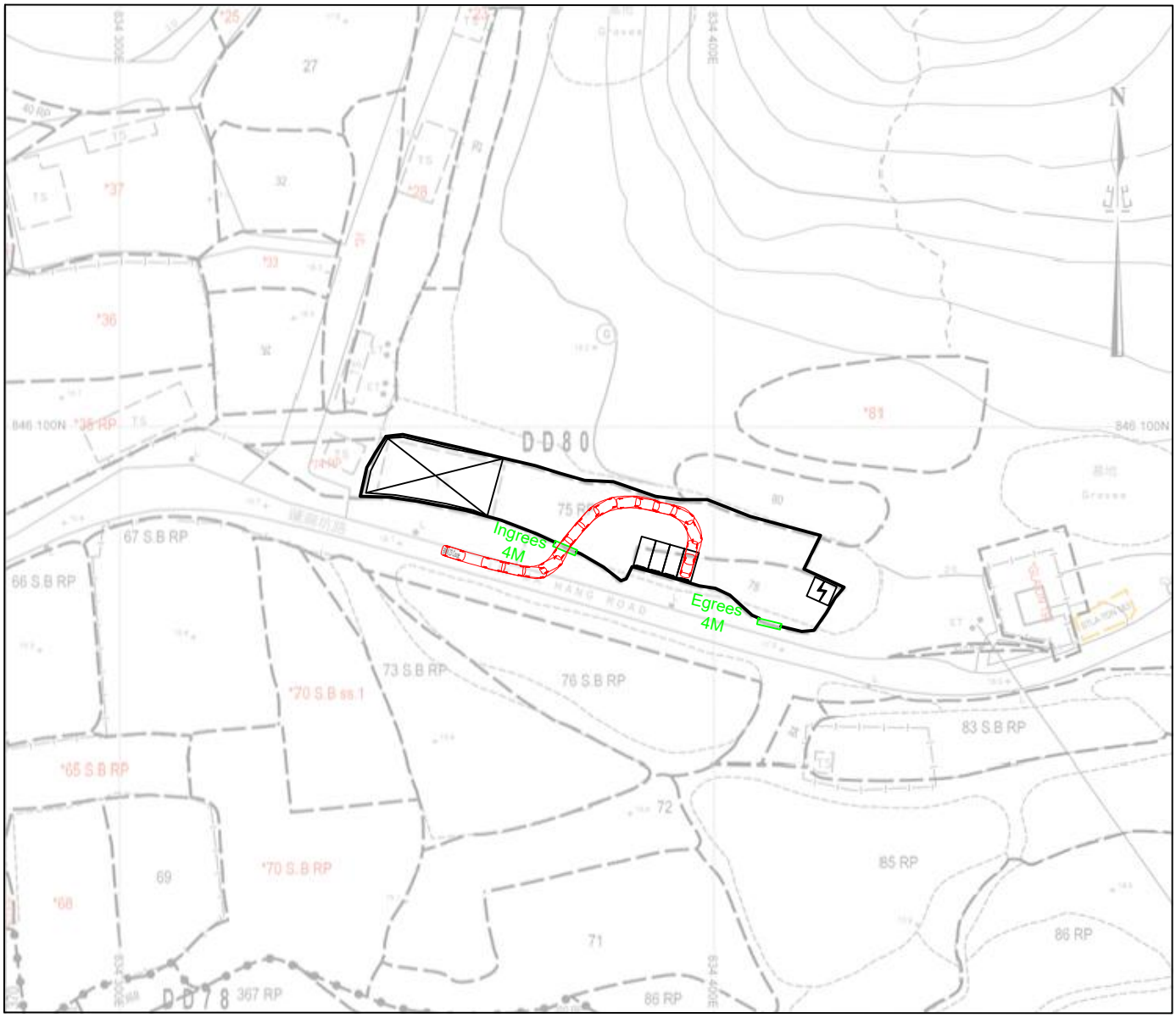
July 2026

Annex 5



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(HOPEWELL)

ENGINEERING CO.LTD.

Scale 1:1000

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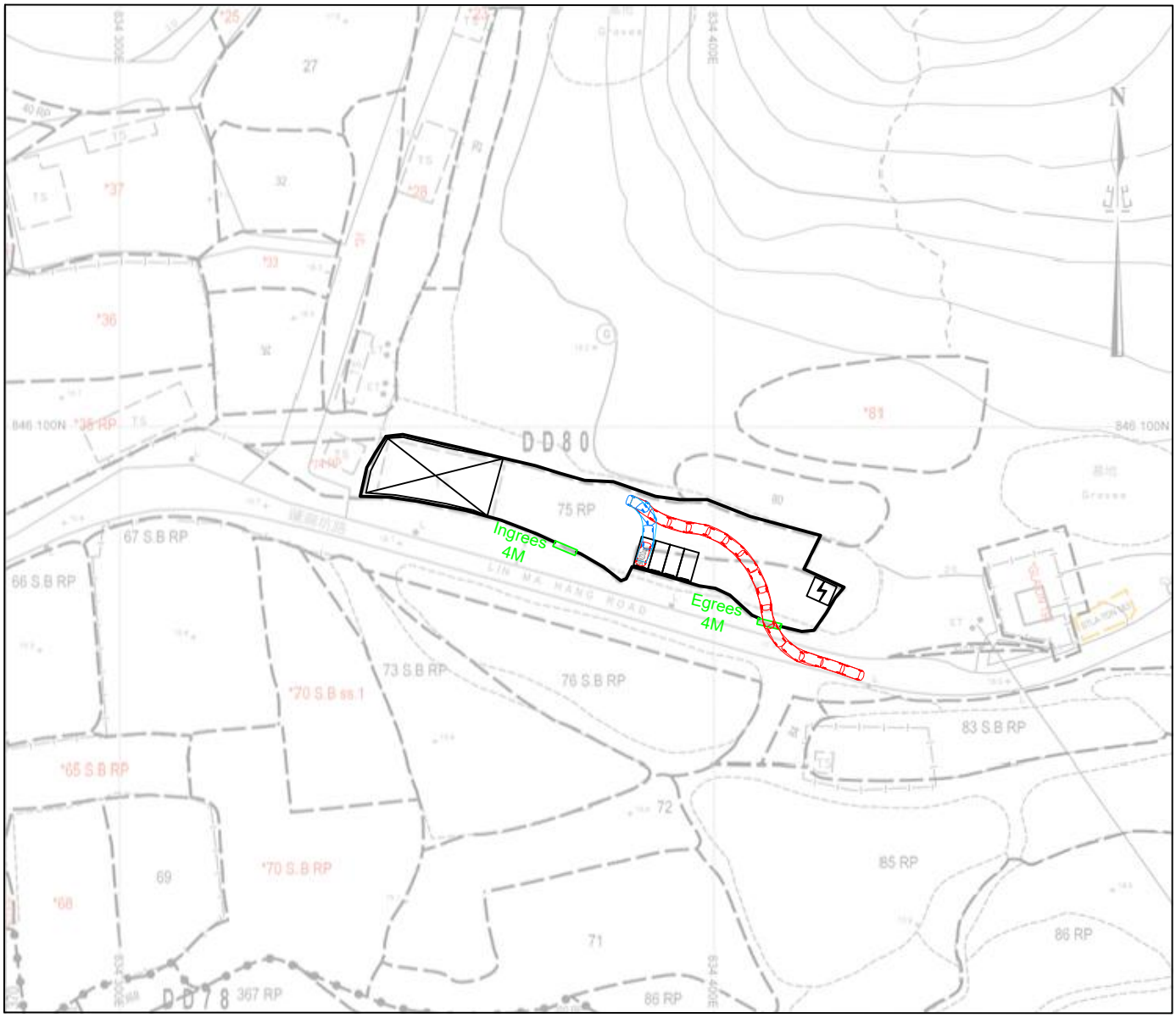
July 2026

Annex 6



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Swept Path Plan

YING SHING

(HOPEWELL)

ENGINEERING CO.LTD.

Scale 1:1000

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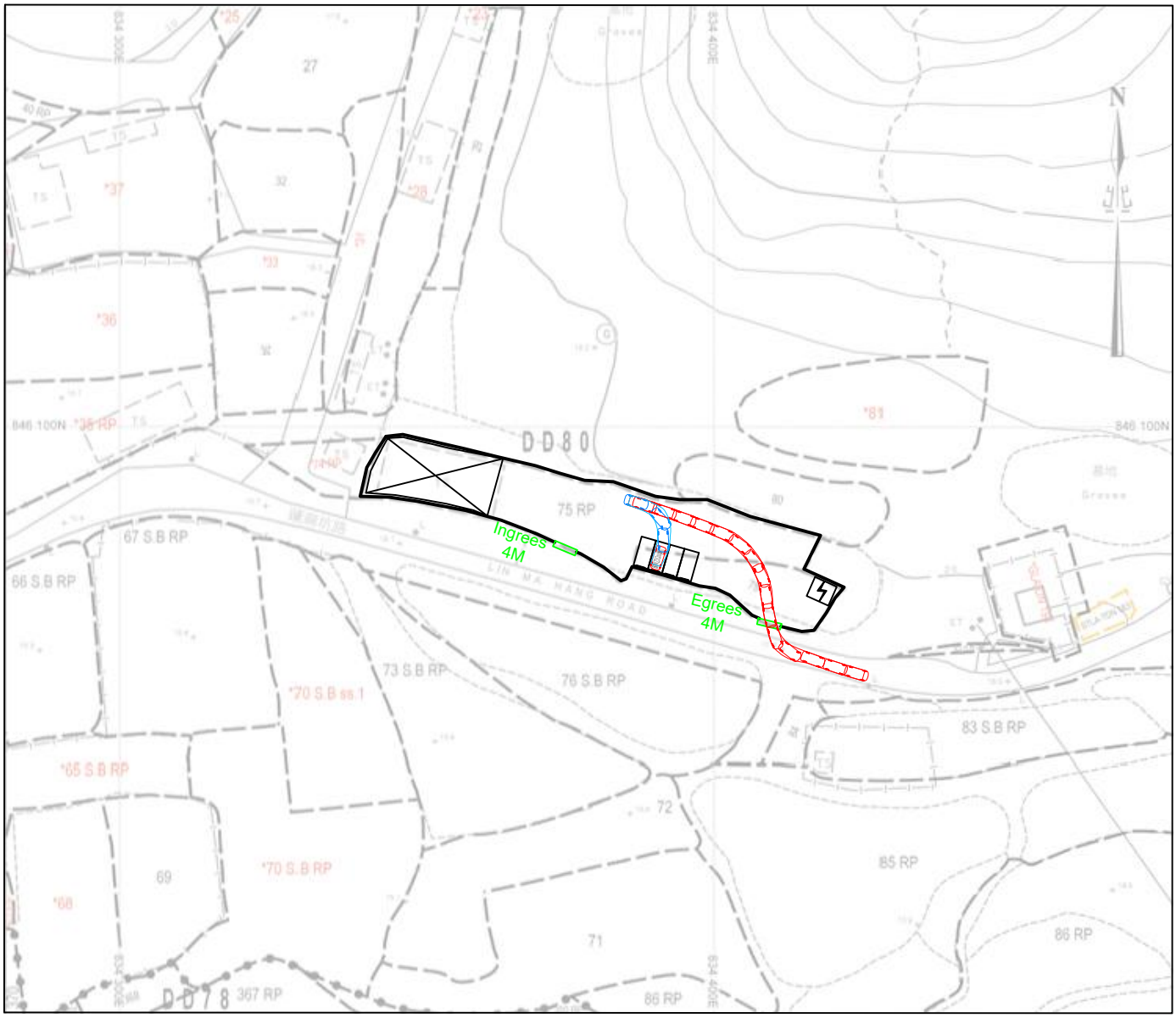
July 2026

Annex 7



Total Site Area: 980㎡(About)

Swept Path Plan

YING SHING

(HOPEWELL)

ENGINEERING CO.LTD.

Scale 1:1000

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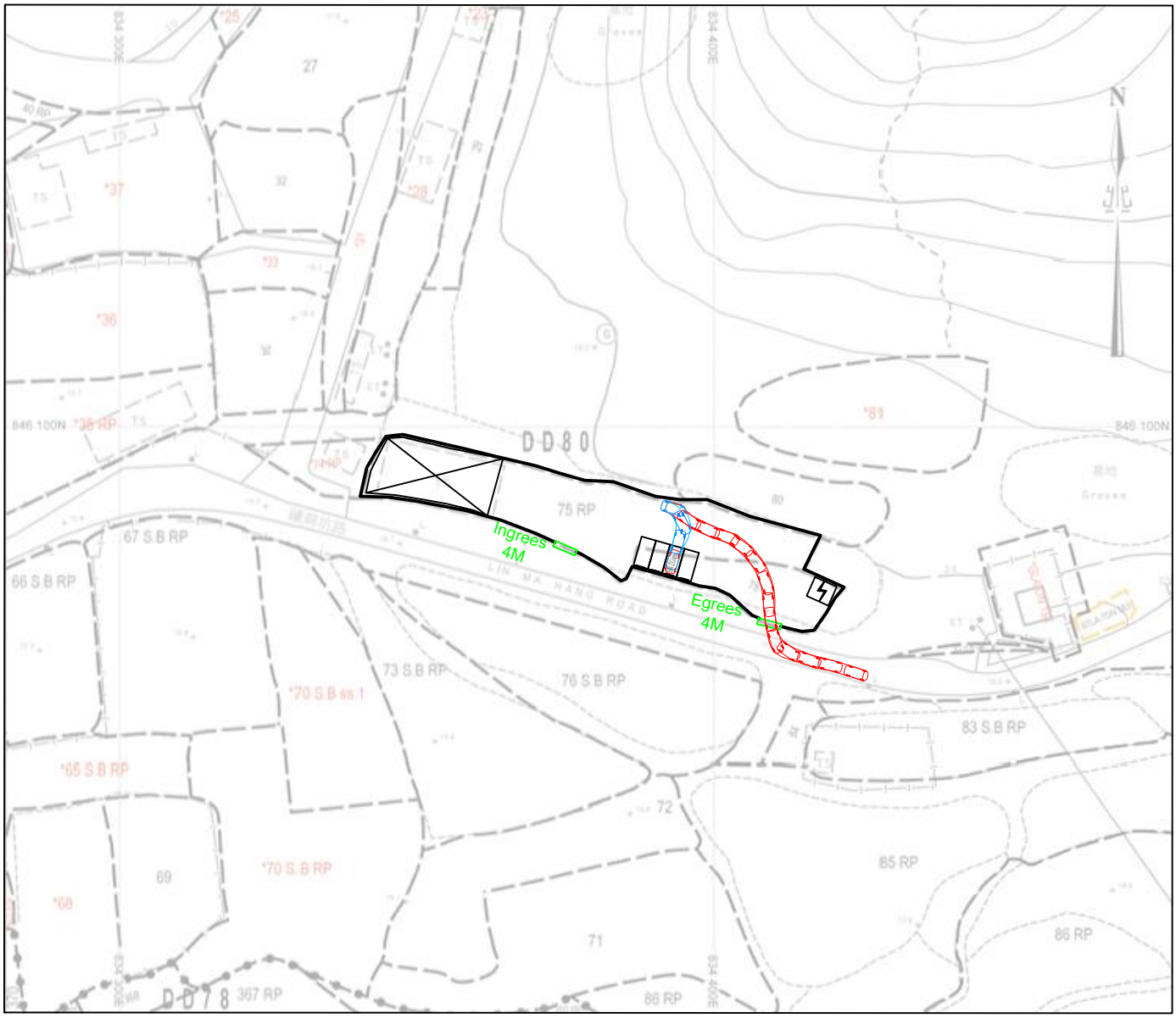
July 2026

Annex 8



Total Site Area: 980㎡(About)

Swept Path Plan

YING SHING

(HOPEWELL)

ENGINEERING CO.LTD.

Scale 1:1000

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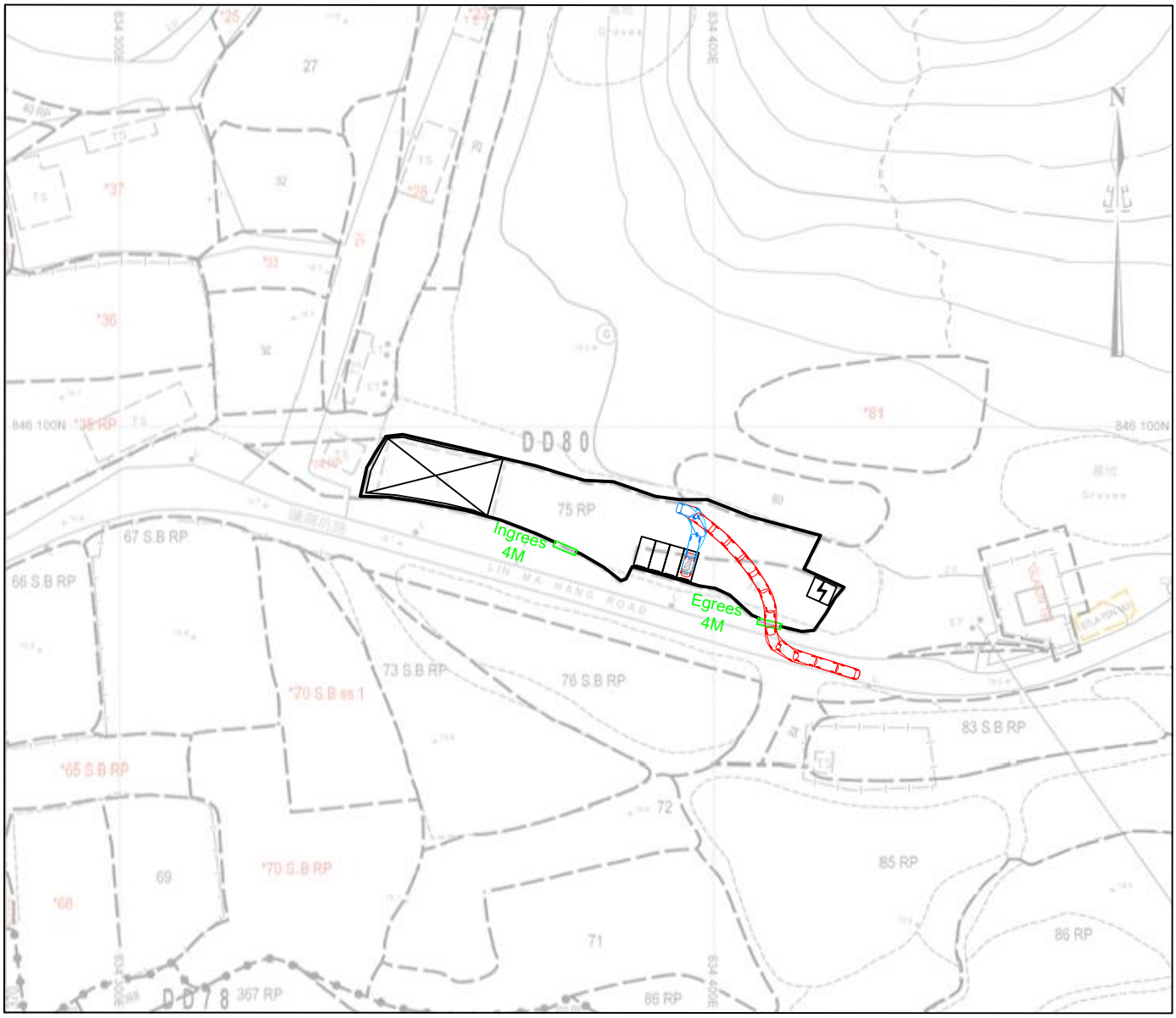
July 2026

Annex 9



Total Site Area: 980㎡(About)

Swept Path Plan

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(HOPEWELL)

ENGINEERING CO.LTD.

Scale 1:1000

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July 2026

Annex 10