

Responses-to-Comments

Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of 5 Years in
'Village Type Development' Zone, Lot 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, N. T.

(Application No. A/NE-LYT/824)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses																						
1. Comments of the Commission for Transport (C for T) (Contact Person: Mr. Jeffrey LAM; Tel.: 2399 2549)																								
(a)	Item (a): The estimated peak hour private car trips (base + net increase), instead of the net increase of peak hour private car trips, should be used to calculate the total additional peak hour trips.	<p>The estimated peak hour private car trips are re-elaborated as the following:</p> <p>For the application site (the Site), there's a previously approved application No. A/NE-LYT/755 with 43 private car parking spaces provided. Therefore, the private car trips were collected on the Site under a traffic survey conducted on 24 June 2024 (Tuesday) over the time period of 08:30 -16:30, the peak hour trips are listed as the following:</p> <p style="text-align: center;">Observed and Estimated Peak Hour Private Car Trips</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">Weekday AM Peak Hour Trips</th> <th colspan="2">Weekday PM Peak Hour Trips</th> </tr> <tr> <th>PV In</th> <th>PV Out</th> <th>PV In</th> <th>PV Out</th> </tr> </thead> <tbody> <tr> <td colspan="5">Existing A/NE-LYT/755 scheme: 43 Private Car</td> </tr> <tr> <td>Observed Peak Hour Trips (Veh./hr)</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> </tbody> </table>					Weekday AM Peak Hour Trips		Weekday PM Peak Hour Trips		PV In	PV Out	PV In	PV Out	Existing A/NE-LYT/755 scheme: 43 Private Car					Observed Peak Hour Trips (Veh./hr)	1	1	1	1
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	<p>The <u>LGV trip rates</u> were adopted by referencing to a public car park in the vicinity with 20 LGV parking spaces provided. The observed trips and peak hour trip rates are shown in the following table:</p>																																						
	<p align="center">Observed and Estimated Peak Hour Light Goods Vehicle Trips</p> <table border="1"> <thead> <tr> <th rowspan="3"></th> <th colspan="2">Weekday AM</th> <th colspan="2">Weekday PM</th> </tr> <tr> <th colspan="2">Peak Hour Trips</th> <th colspan="2">Peak Hour Trips</th> </tr> <tr> <th>LGV In</th> <th>LGV Out</th> <th>LGV In</th> <th>LGV Out</th> </tr> </thead> <tbody> <tr> <td colspan="5">Existing approved A/NE-LYT/747 scheme: 20 LGV Spaces</td> </tr> <tr> <td>Observed Peak Hour Trips (Veh./hr)</td> <td>1</td> <td>4</td> <td>1</td> <td>1</td> </tr> <tr> <td>Observed Peak Hour Trip Rates (Veh./hr/parking space)</td> <td>0.050</td> <td>0.200</td> <td>0.050</td> <td>0.050</td> </tr> <tr> <td colspan="5">Under Application A/NE-LYT/824 scheme: 17 LGV Spaces</td> </tr> <tr> <td>Estimated Peak Hour Trips (Veh./hr)</td> <td>1</td> <td>4</td> <td>1</td> <td>1</td> </tr> </tbody> </table>		Weekday AM		Weekday PM		Peak Hour Trips		Peak Hour Trips		LGV In	LGV Out	LGV In	LGV Out	Existing approved A/NE-LYT/747 scheme: 20 LGV Spaces					Observed Peak Hour Trips (Veh./hr)	1	4	1	1	Observed Peak Hour Trip Rates (Veh./hr/parking space)	0.050	0.200	0.050	0.050	Under Application A/NE-LYT/824 scheme: 17 LGV Spaces					Estimated Peak Hour Trips (Veh./hr)	1	4	1	1
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<p>To summarize, the estimated trip generation and attraction of the Site are shown in the following table:</p>																																							

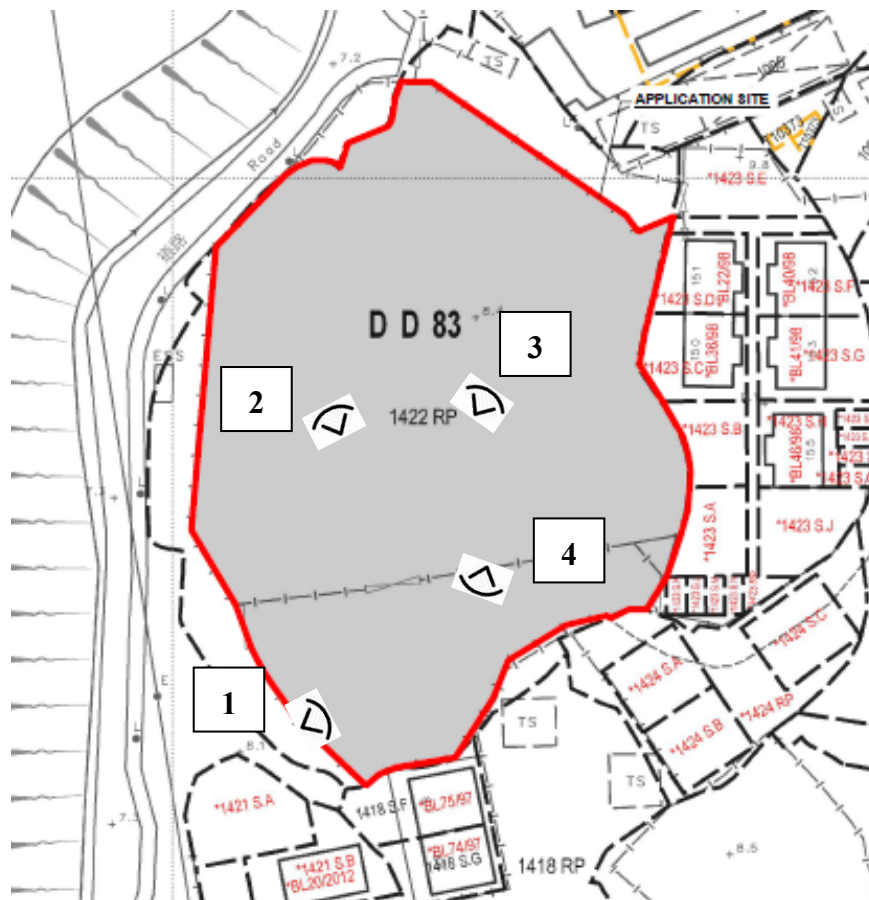
	<p style="text-align: center;">Estimated Trip Generation and Attraction</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #4F81BD; color: white;"> <th rowspan="2"></th> <th colspan="2">Weekday AM</th> <th colspan="2">Weekday PM</th> </tr> <tr style="background-color: #4F81BD; color: white;"> <th>In</th> <th>Out</th> <th>In</th> <th>Out</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Peak Hour PV Trips (Veh./hr)</td> <td style="text-align: center;">2</td> <td style="text-align: center;">2</td> <td style="text-align: center;">2</td> <td style="text-align: center;">2</td> </tr> <tr> <td style="text-align: center;">Peak Hour LGV Trips (Veh./hr)</td> <td style="text-align: center;">1</td> <td style="text-align: center;">4</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">Total Peak Hour Trips (One-Way) (Veh./hr)</td> <td style="text-align: center;">3</td> <td style="text-align: center;">6</td> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> </tr> </tbody> </table> <p>Based on the traffic survey, the hourly reference traffic flows (without application site) of the village road are less than 90 vehicles per hour. With the vehicular flows of maximum of 9 (=3+6) vehicles per hour from the Site, the hourly traffic flows of the village road are less than 100 vehicles. Thus, based on TPD, Volume 2 Chapter 3.11, the village road between the site entrance and Sha Tau Kok Road are capable to cope with the vehicular flow from the proposed temporary public vehicle park.</p>		Weekday AM		Weekday PM		In	Out	In	Out	Peak Hour PV Trips (Veh./hr)	2	2	2	2	Peak Hour LGV Trips (Veh./hr)	1	4	1	1	Total Peak Hour Trips (One-Way) (Veh./hr)	3	6	3	3
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<p>2. Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) (Contact Person: Mr. Ken HO; Tel.: 2675 1777)</p>																									
<p>(a) Since the lot owner did not remove the unauthorised structures at the application site, our previous comments (i.e. comment conveyed to the applicant via email dated 22.3.2024) remain valid.</p>	<p>Please note that the concerned structures within the Site have been demolished by the applicant. A photographic record showing the existing condition of the Site is provided for your consideration (Annex I).</p> <p>The applicant will apply Short Term Wavier application (STW) to rectify the applied use after planning approval has been granted by the Town Planning Board.</p>																								

ANNEX I - Photographic Record

**Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of 5 Years in
‘Village Type Development’ Zone, Lot 1422 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, N. T.**

(Application No. A/NE-LYT/824)

- (i) The concerned structures erected on the application site (the Site) have been demolished. A photograph record showing the existing condition of the Site is provided, details are as follows:





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