

Further Information

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Response-to-Comments

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for Proposed Flat and Filling of Pond and Excavation of Land at Lots 2572 RP, 2573 and 2578 in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Department	Date	Comments	Responses to Departmental Comments													
Transport Department	30.12.2024	1. The subject site is connected to Chun Shin Road via a section of local access which is not managed by the Transport Department. The land status of the local access should be clarified with Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly.	Noted.													
		2. The application should note that Chun Shin Road is a prohibited zones 24 hours daily for all motor vehicles exceeding 7 meters in length. For any vehicles under this application exceed 7 meters in length, the applicant should make the relevant permit application.	Noted. Relevant permit application will be submitted.													
		3. Please provide details of the trip generation and attraction rates for the proposed development in the application and demonstrate there is no adverse impact to the public road.	<p>The proposed development intends to serve about 14 persons only, including 6 private car parking spaces, 1 light goods vehicle loading and unloading bay and a motorcycle parking space. It is anticipated that trips rates for each type of vehicle would be insignificant, and the proposed development is not expected to generate a significant amount of traffic.</p> <table border="1" data-bbox="1317 986 2022 1220"> <thead> <tr> <th>Type of Vehicles</th> <th>Average Traffic Generation Rate (pcu/hr)</th> <th>Average Traffic Attraction Rate (pcu/hr)</th> </tr> </thead> <tbody> <tr> <td>Private Cars</td> <td>0.25</td> <td>0.25</td> </tr> <tr> <td>Motorcycle</td> <td>0.041</td> <td>0.041</td> </tr> <tr> <td>Light Goods Vehicle</td> <td>0.083</td> <td>0.083</td> </tr> <tr> <td>Total</td> <td>0.374</td> <td>0.374</td> </tr> </tbody> </table> <p>Considering the nature of the proposed development and the insignificant trip generation and attraction rates, the proposed development should not induce adverse impact to the public road.</p>	Type of Vehicles	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Private Cars	0.25	0.25	Motorcycle	0.041	0.041	Light Goods Vehicle	0.083	0.083	Total
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Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for Proposed Flat and Filling of Pond and Excavation of Land at Lots 2572 RP, 2573 and 2578 in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Department	Date	Comments	Responses to Departmental Comments
		4. The applicant should provide details of the nearby public transport services such as the location of nearest PT station (both Yuen Long and Sheung Shui bound) and the associated walking distance towards the site for our information.	Noted. Please refer to Figure 1 .
		5. The applicant should demonstrate the smooth maneuvering of vehicles to/from public road and along the local access to the subject site as well as the parking space in the basement carpark by providing swept path analysis.	Please refer to the attached swept path analysis (Appendix 1 refers), demonstrating there is sufficient space for smooth manoeuvring of vehicles.
		6. Please advise the taxi/PC pick up/ drop off location and arrangement for comment.	Since the proposed development is intended to accommodate only about 14 individuals, the usage of the loading/unloading bay is anticipated to be minimal. The loading/unloading bay is designated for shared use, allowing for taxi and private car pick-up and drop-off.
		7. Please advise the loading/unloading space for refuse collection vehicle for comment.	The refuse collection vehicle will utilize the loading/unloading bay at the entrance area. Given that the proposed development is designed to serve only about 14 individuals, the usage of the loading/unloading bay is expected to be minimal. The loading/unloading bay is available for shared use, further enhancing land use efficiency.
Lands Department	30.12.2024	1. The application site boundary shown on Figure 1 is found different from that as shown on Figure 6. The Applicant should clarify whether the fire hydrant abutting Chun Shin Road is included into the Application Site Boundary.	It is clarified that the fire hydrant abutting Chun Shin Road is included into the Application Site Boundary, however, it will be retained in its current condition.
		2. By desktop checking, the boundary of the Application Site on Figure 6 encroaches on the adjoining private lots of Lot 2579 and Lot 2580. The Applicant should clarify/rectify.	The Applicant is applying to revise the site boundary by adopting the surveyed land boundaries. According to the survey report dated December 2018 (Appendix 2 refers), the surveyed area of Lots 2572 RP, 2573 and 2578 in D.D. 104 is found to be different from the land boundary information currently shown on the Lot Index Plan (i.e. the private lot area applied in the previous application). The application for registration has been received by the Lands Department on 17.4.2019 and is still under processing.