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**By Email**

Date : 26 August 2024  
Your Ref.: TPB/A/YL-PS/727  
Our Ref. : LDS/PLAN/7046

Secretary  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
North Point, Hong Kong

Dear Sir/Madam,

**Application for Planning Permission for Proposed Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years at Lots 106(Part), 107(Part), 289(Part), 293(Part), 294(Part), 295(Part), 301(Part), 302(Part) and 319(Part) in D.D. 126, Fung Ka Wai, Ping Shan, Yuen Long, N.T.**  
**(Application No. A/YL-PS/727)**

We refer to the captioned application and submit herewith our response to the comments from the Transport Department for your consideration.

Should there be any queries, please contact our Miss Cannis Lee at [REDACTED].

Yours faithfully,  
For and on behalf of  
Lawson David & Sung Surveyors Limited

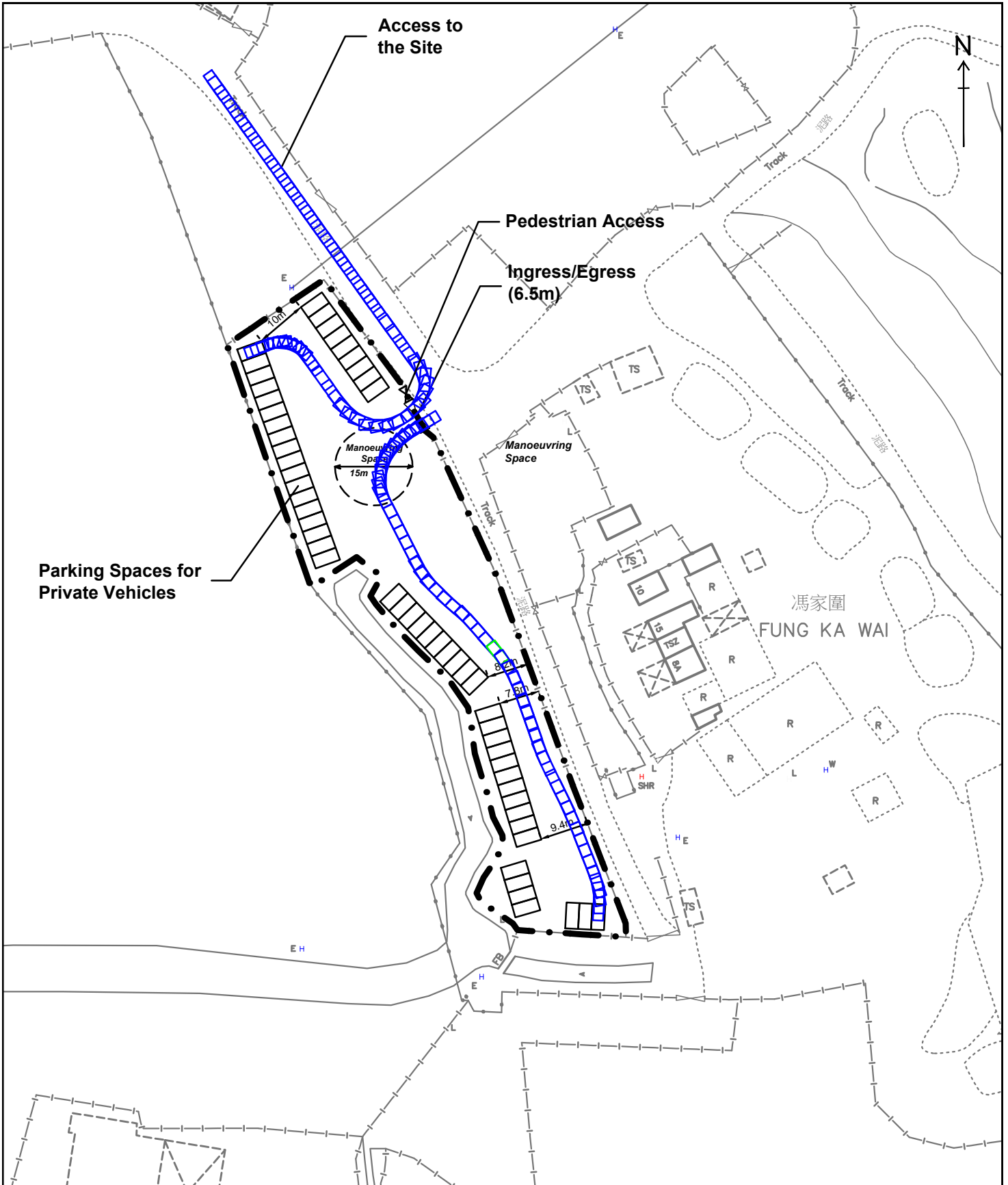

Encl.

c.c. DPO/TM&YLW (Attn.: Mr. Max Wong) – By Email  
Client

**Table 1: Responses to Comments from Transport Department on Planning Application No. A/YL-PS/727 (26 August, 2024)**

COMMENTS	RESPONSES
<b>1. Transport Department</b>	
<p>(a) The applicant should demonstrate with a layout plan with dimension and turning table/swept path that sufficient space would be allowed for manoeuvring inside the subject site, and along the access connecting the subject site and Tin Wah Road;</p>	<p>(a) The layout plan showing the dimension and swept path is attached for your reference (see <b>Annex A</b>). It shows that sufficient spaces have been reserved for vehicle manoeuvring within the Application Site. The access road connecting the Application Site and Tin Wah Road is also used by heavy vehicles of the nearby storage yards approved by the Town Planning Board. Therefore, it is considered that there will be sufficient space for manoeuvring along the access for private vehicles.</p>
<p>(b) The applicant should advise the provision and management of pedestrian facilities to ensure pedestrian safety;</p>	<p>(b) A pedestrian access will be provided at the entrance of the Application Site (see <b>Annex A</b>). Revolving warning lights are proposed to be added at the site access to warn the pedestrian when there are vehicles getting in/out of the site to ensure pedestrian safety. Warning sign ‘Be aware of Pedestrians’ will be placed at the entrance to warn the drivers.</p>
<p>(c) The applicant should justify whether the access between the proposed site entrance and Tin Wah Road has sufficient capacity to accommodate the additional vehicular flow from the operation of the proposed temporary public vehicle park;</p>	<p>(c) The proposed public car park will mainly serve local villagers/residents in view of the fact that there are limited public transport options in terms of variety and frequency in the vicinity of Fung Ka Wai. The majority portion (about 2/3) of car parking spaces (i.e. about 36 nos.) will be rented out on monthly basis for local villagers/residents while the rest (about 1/3) will be rented to visitors.</p> <p>The Applicant has previously operated a public vehicle park (Application No. A/YL-PS/634) which was approved by the Town Planning Board on 14.5.2021 to the northeast of the Application Site with a total of 90 private</p>

COMMENTS	RESPONSES
<p>(d) The applicant shall advise the trip generation and attraction during construction period;</p> <p>(e) The access connecting the subject site and Tin Wah Road is not managed by TD. The land status of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.</p>	<p>car parking spaces (see plan at <b>Annex B</b> attached). The application has been expired and the operation was ceased in May 2024. The Applicant is currently proposed to operate a public vehicle park at the Application Site with 55 nos. of private car parking spaces. With a reduction of 35 parking spaces (-39%), there will be no additional vehicular flow from the operation of the proposed temporary public vehicle park. Compared with the traffic flow of the previously approved public car park, the vehicular trips during peak hours has also reduced from 20 to 10.</p> <p>(d) The Application Site is a piece of flat land and will only be used for parking purpose. No construction work (including site formation) will be conducted at the Application Site.</p> <p>(e) Noted.</p>



**Legend:**

- Application Site (about 3,030 sq.m.)
- Parking Spaces for Private Vehicles (2.5m x 5m) (55 nos.)

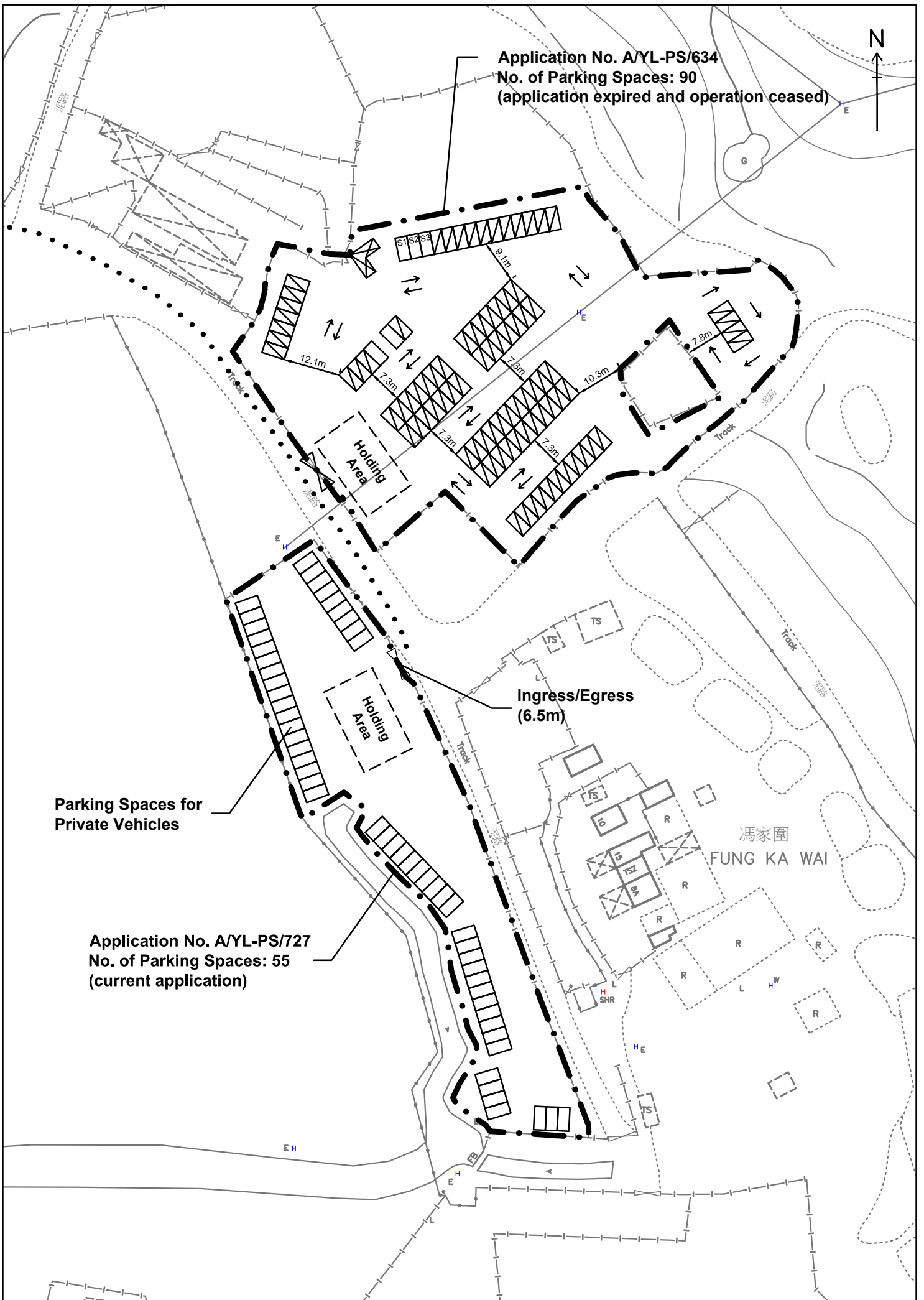
**Swept Path Analysis - Private Vehicle**

Figure 5

Scale 1:1000



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Location of Previous Public Vehicle Park Operated by the Applicant (Application No. A/YL-PS/634) and the Proposed Public Vehicle Park (Application No. A/YL-PS/727)