

Edwin Wai Shing YEUNG/PLAND

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寄件者: [REDACTED]  
寄件日期: 2024年10月08日星期二 11:22  
收件者: tpbpd/PLAND  
副本: Edwin Wai Shing YEUNG/PLAND  
主旨: Re: 有關A/YL-TYST/1278運輸署意見回覆可見附件  
附件: A\_YL-TYST\_1278\_TD.pdf  
類別: Internet Email

[REDACTED] 於 2024-10-05 11:31 寫到:

- > 敬啟者,
- >
- > 有關 A/YL-TYST/1278 運輸署意見回覆可見附件。
- >
- > 如有任何查詢，可隨時與本人聯絡。
- >
- > 黃先生
- > 電話：[REDACTED]

有關 A/YL-TYST/1278 運輸署意見回覆可見附件，此電郵取代 2024 年 10 月 5 日早上 11:31 的電郵。

如有任何查詢，可隨時與本人聯絡。

黃先生  
電話：[REDACTED]

Technical Support for Section 16 Planning Application for Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities for a Period of 5 Years at Lots 91 S.D (Part), 91 RP (Part), 103 S.C RP (Part) and 104 RP in D.D. 121 and Adjoining Government Land, Ping Shan, Yuen Long (Planning Application No. A/YL-TYST/1278) - Response to Comments

<b>Comments from Transport Department (Contact Person: Miss Grace Fok) Dated 29 August 2024</b>	<b>Responses</b>
a) The drawing provided should be a traffic aid drawings with road markings and traffic signs. In addition, the proposed arrangement with dimensions should be shown instead of providing an indicative sketch.	Noted. The drawings indicate the proposed arrangement including the traffic aids have been enclosed in the Traffic Review Report ( <b>Annex A</b> ).

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# **Annex A**

# **Traffic Review Report**

**Technical Support for Section 16 Planning Application for Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities for a Period of 5 Years at Lots 91 S.D (Part), 91 RP (Part), 103 S.C RP (Part) and 104 RP in D.D. 121 and Adjoining Government Land, Ping Shan, Yuen Long (Planning Application No. A/YL-TYST/1278)**



**TRAFFIC REVIEW REPORT**

Reference: 31047-T01-01  
Date: October 2024

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## Annex A – Swept Path Analysis

# 1 Introduction

## 1.1 Background

Axon Consultancy Limited has been commissioned to prepare a traffic review report concerning the proposed traffic arrangement for the temporary shop and services (motor-vehicle showroom) with ancillary facilities for 5 years at Lots 91 S.D (Part), 91 RP (Part), 103 S.C RP (Part) and 104 RP in D.D. 121 and adjoining Government Land, Ping Shan, Yuen Long, under planning application A/YL-TYST/1278.

## 1.2 Objective

The objective of this report is to confirm that the proposed traffic arrangement for the application site complies with the Transport Department's standards for safe and efficient vehicular operations. This entails ensuring sufficient manoeuvring space within the site, preventing any vehicles from needing to reverse or form queues on public roads, and accurately delineating the access points with suitable dimensions, road markings and traffic aids.

## 1.3 Structure of the Report

This report is organised into four chapters to provide a comprehensive review of the proposed access arrangement:

**Chapter 1 – Introduction**, which covers the study's background, objectives and report structure.

After this introductory chapter, there are the following chapters:

**Chapter 2 – Site Description and Proposed Access:** Details the current site configuration and the proposed access arrangements.

**Chapter 3 – Technical Analysis and Supporting Data:** Presents the findings from the vehicle manoeuvrability and sightline assessments, supporting the feasibility of the proposed access design.

**Chapter 4 – Conclusion and Recommendations:** Summarises the findings and provides recommendations based on the analysis.

## 2 Site Description and Proposed Traffic Arrangement

### 2.1 Site Location

The proposed site is located in Ping Shan, Yuen Long, covering an area of approximately 1,736 square meters. The site will be used temporarily as a motor-vehicle showroom with ancillary facilities and is accessed via the Castle Peak Road - Ping Shan. The location and layout of the site, as well as its proximity to the surrounding road network, are detailed in **Figure 2.1**.

### 2.2 Proposed Access Arrangement

Access to the site is facilitated through a single entrance located along Castle Peak Road-Ping Shan Section. The existing access point measures 7 meters in width, enabling two-way traffic to flow smoothly in and out of the site. This configuration supports both northbound and southbound vehicular movements, ensuring that vehicles can enter and exit the site safely and efficiently, as shown in **Figure 2.2**.

### 2.3 Proposed Parking Arrangement

Sufficient parking spaces have been provided within the site, with 6 parking spaces, each measuring 5 meters x 2.5 meters, ensuring that all visitors to the showroom have designated spaces for parking within the site, reducing the risk of illegal parking or congestion on Castle Peak Road - Ping Shan. The parking layout has been designed to prevent vehicles from queuing or reversing onto public roads, as illustrated in **Figure 2.2**.



## 3 Technical Analysis and Supporting Data

### 3.1 Vehicle Manoeuvrability

A swept path analysis was conducted to assess the adequacy of the proposed access point and internal circulation for all anticipated vehicle movements. This includes vehicles entering the site, navigating the internal layout, and accessing the 6 parking spaces. The analysis confirms that vehicles, including private cars, can manoeuvre safely within the site, in compliance with TD's requirements to prevent queuing or reversing onto Castle Peak Road.

The findings, shown in **SP01 to SP06 (Appendix A)**, demonstrate that the internal circulation supports smooth vehicle movement, ensuring that parking and access operations are handled efficiently without disrupting public road traffic.

### 3.2 Visibility Splay

A visibility splay was derived to ensure the existing access point along Castle Peak Road meets the visibility standards outlined in the Transport Planning and Design Manual (TPDM). For a road with a design speed of 70 km/hr, a minimum sightline distance of 130 meters is required in both directions. The assessment confirms that the access provides sufficient visibility for safe vehicle entry and exit.

The results, illustrated in **Figure 3.1** validate that the existing design meets TD's safety standards, ensuring clear sightlines and safe operations.

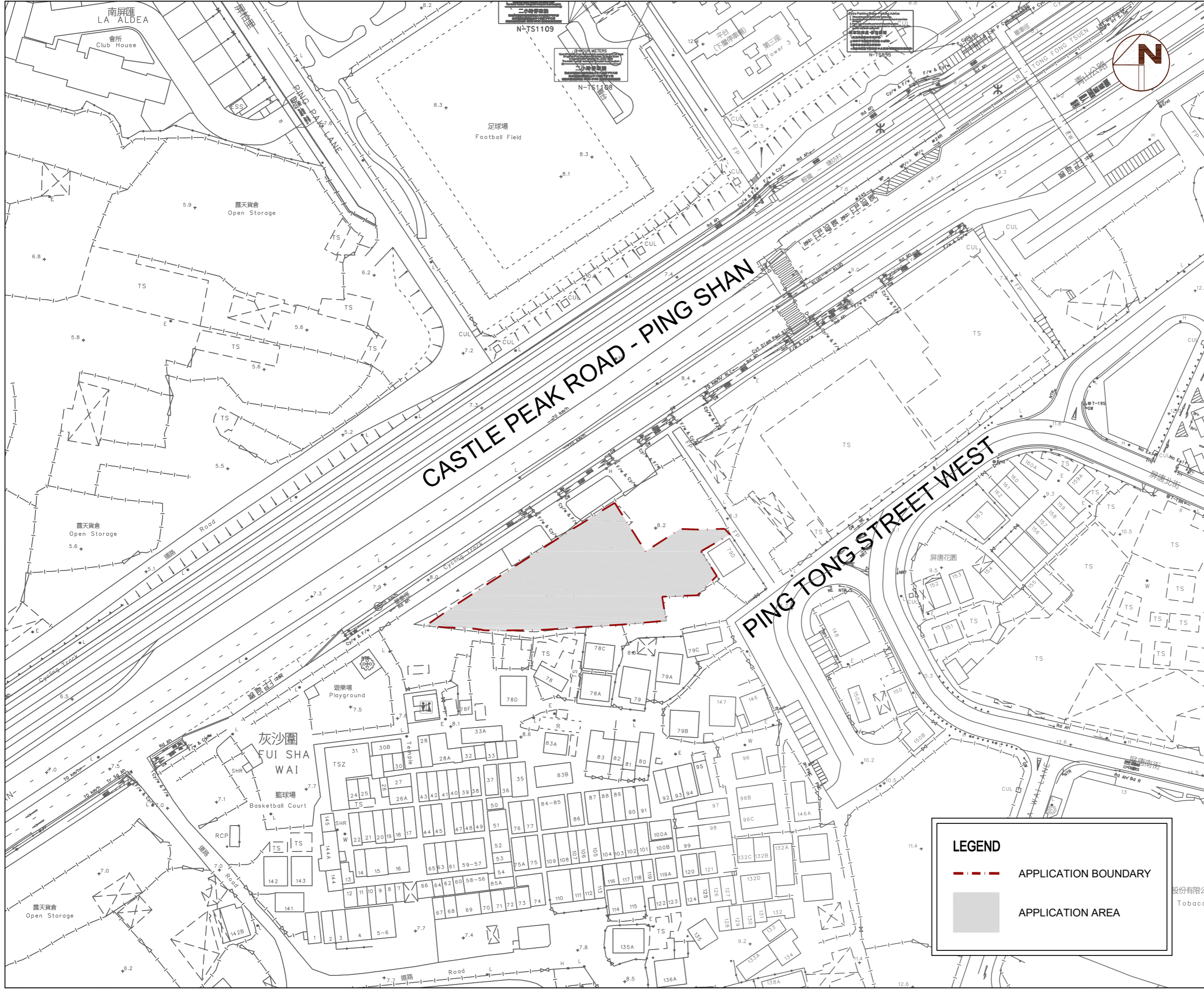
## **4 Conclusion and Recommendations**

### **4.1 Conclusion**

This report has reviewed the proposed traffic arrangement for the temporary motor-vehicle showroom at Ping Shan, Yuen Long, and assessed its compliance with the Transport Department's requirements. The analysis has demonstrated that location and dimension of existing access point and internal circulation fully accommodates the expected vehicle movements, preventing queuing or reversing onto Castle Peak Road. Additionally, the parking layout and visibility splay confirm that the design supports safe and efficient operations.

The swept path analysis and sightline assessment validate the feasibility of the proposed traffic arrangement, ensuring that vehicles can manoeuvre within the site safely. The design effectively mitigates potential congestion and enhances safety, aligning with the Transport Department's standards and internal site management. The proposal complies with best practices in traffic management and ensures minimal disruption to the surrounding road network.

# Figures



Technical Support for Section 16 Planning Application for Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities for a Period of 5 Years at Lots 91 S.D (Part), 91 RP (Part), 103 S.C RP (Part) and 104 RP in D.D. 121 and Adjoining Government Land, Ping Shan, Yuen Long (Planning Application No. AYL-TYST/1278)

SITE LOCATION

FIGURE 2.1

**LEGEND**

- APPLICATION BOUNDARY
- APPLICATION AREA

Scale : 1:1000 (A3)

Date : SEP 2024

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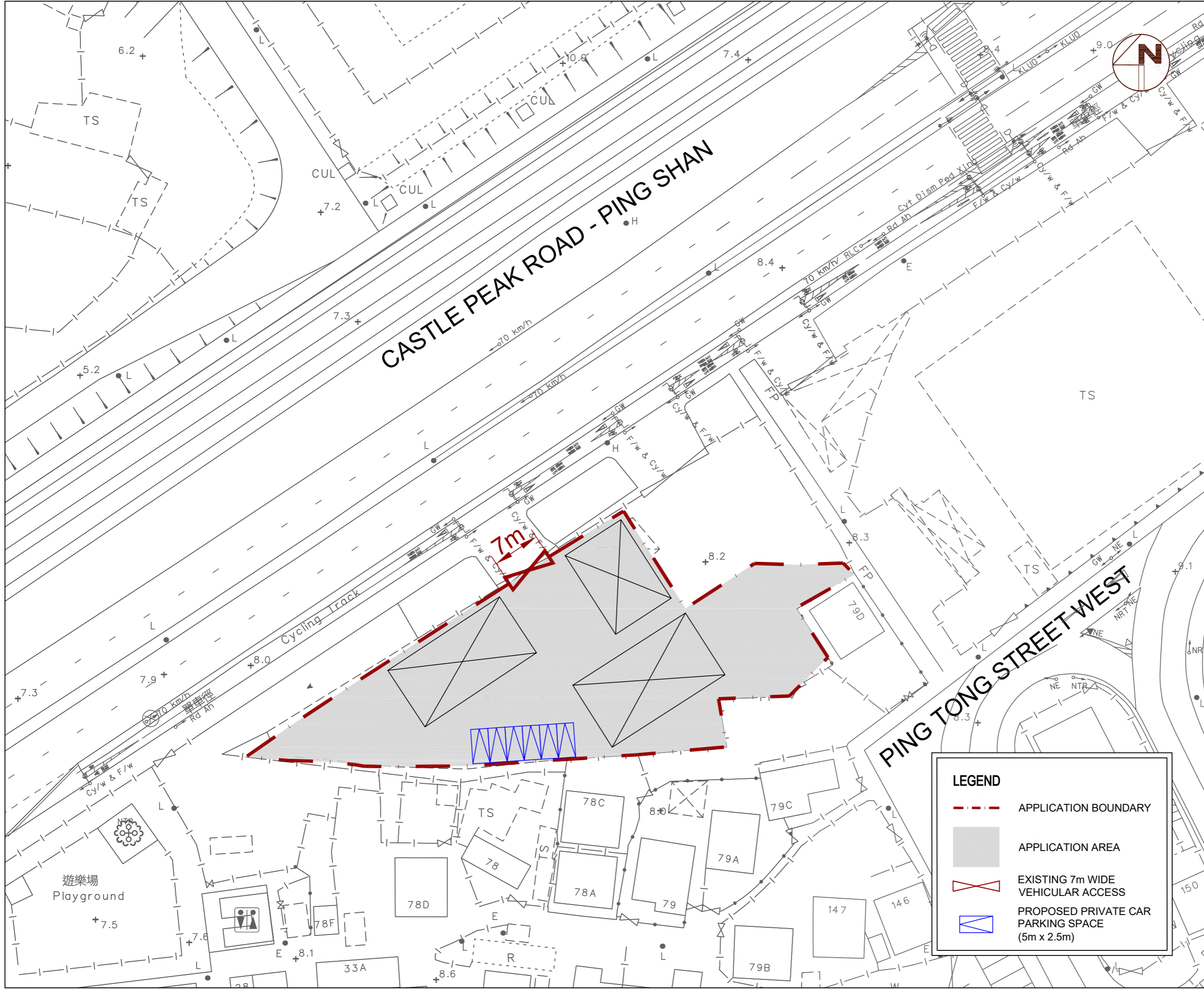


X:\PROJECT\31047\_DD121\_PING\_SHAN\_YUEN\_LONG\DATA\DRAWING\FIG. 2.1.DWG





Technical Support for  
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 No. A/YL-TYST/1278)

**PROPOSED  
 TRAFFIC  
 ARRANGEMENT**

**FIGURE 2.2**



**LEGEND**

-  APPLICATION BOUNDARY
-  APPLICATION AREA
-  EXISTING 7m WIDE VEHICULAR ACCESS
-  PROPOSED PRIVATE CAR PARKING SPACE (5m x 2.5m)

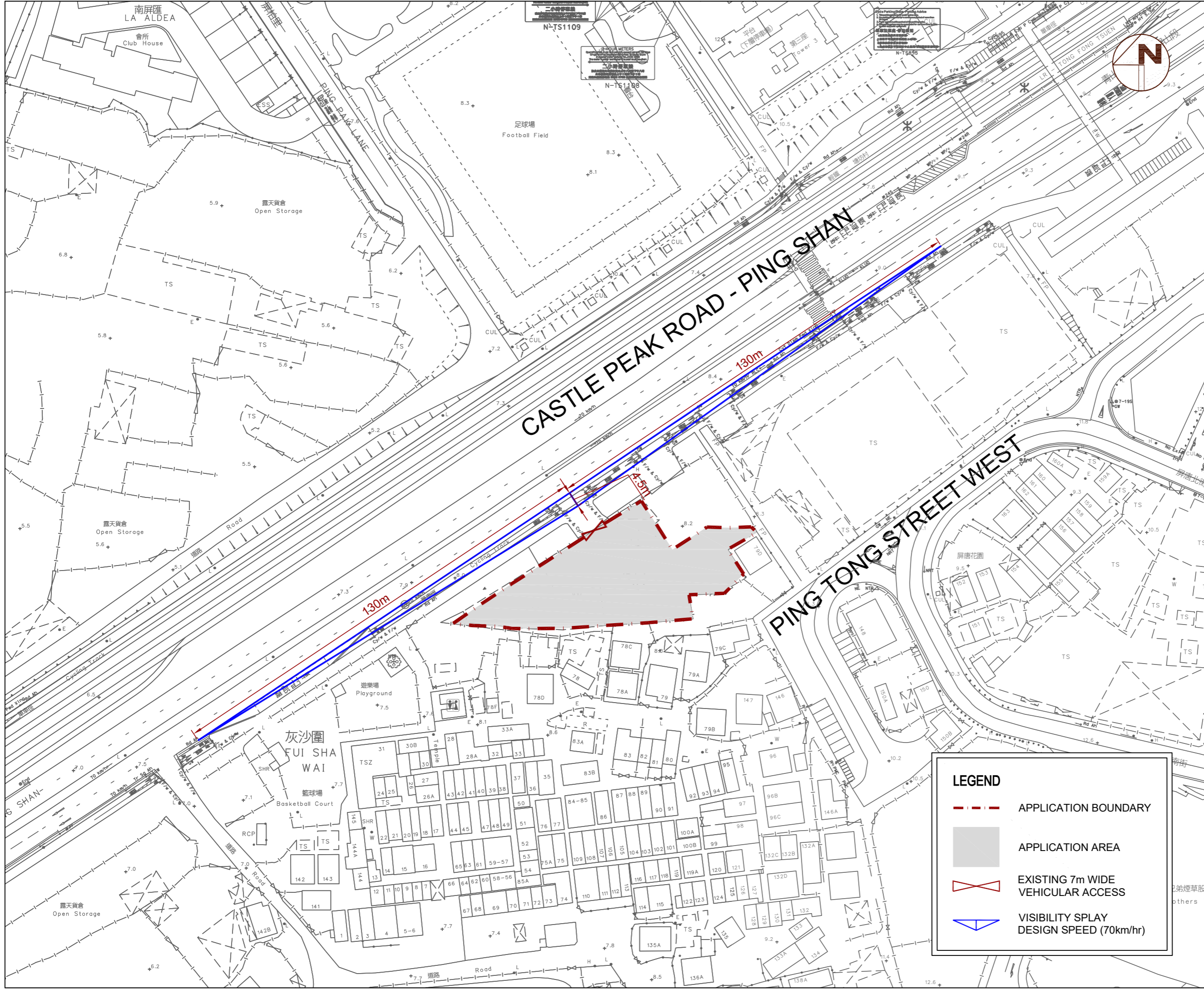
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


Technical Support for Section 16 Planning Application for Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities for a Period of 5 Years at Lots 91 S.D (Part), 91 RP (Part), 103 S.C RP (Part) and 104 RP in D.D. 121 and Adjoining Government Land, Ping Shan, Yuen Long (Planning Application No. A/YL-TYST/1278)

VISIBILITY SPLAY OF EXISTING VEHICULAR ACCESS

FIGURE 3.1

**LEGEND**

-  APPLICATION BOUNDARY
-  APPLICATION AREA
-  EXISTING 7m WIDE VEHICULAR ACCESS
-  VISIBILITY SPLAY DESIGN SPEED (70km/hr)

Scale : 1:1000 (A3)

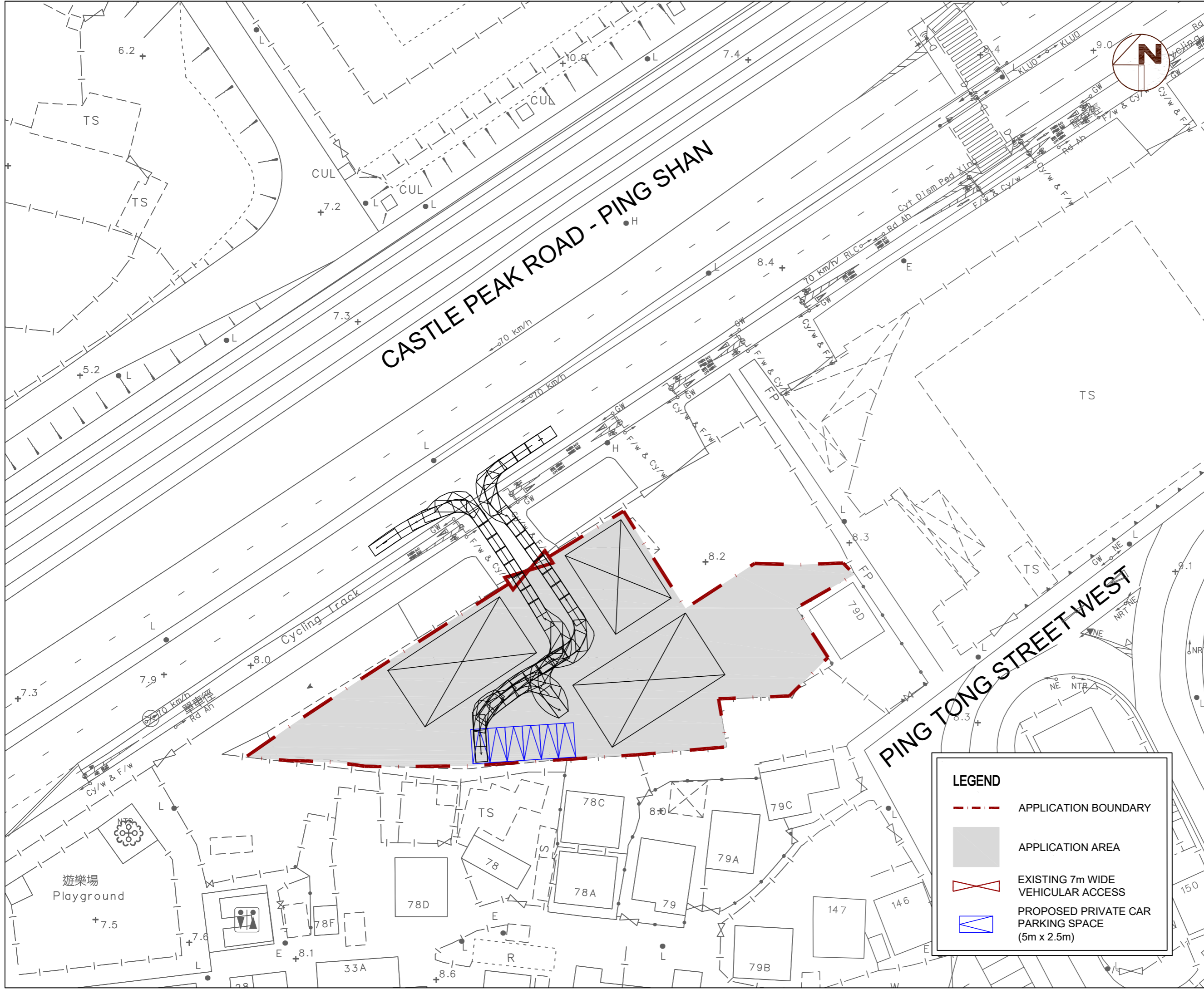
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# **Appendix A**

## **Swept Path Analysis**



Technical Support for  
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**SWEPT PATH  
 ANALYSIS OF  
 5m PRIVATE CAR**

**FIGURE SP01**

LEGEND	
	APPLICATION BOUNDARY
	APPLICATION AREA
	EXISTING 7m WIDE VEHICULAR ACCESS
	PROPOSED PRIVATE CAR PARKING SPACE (5m x 2.5m)

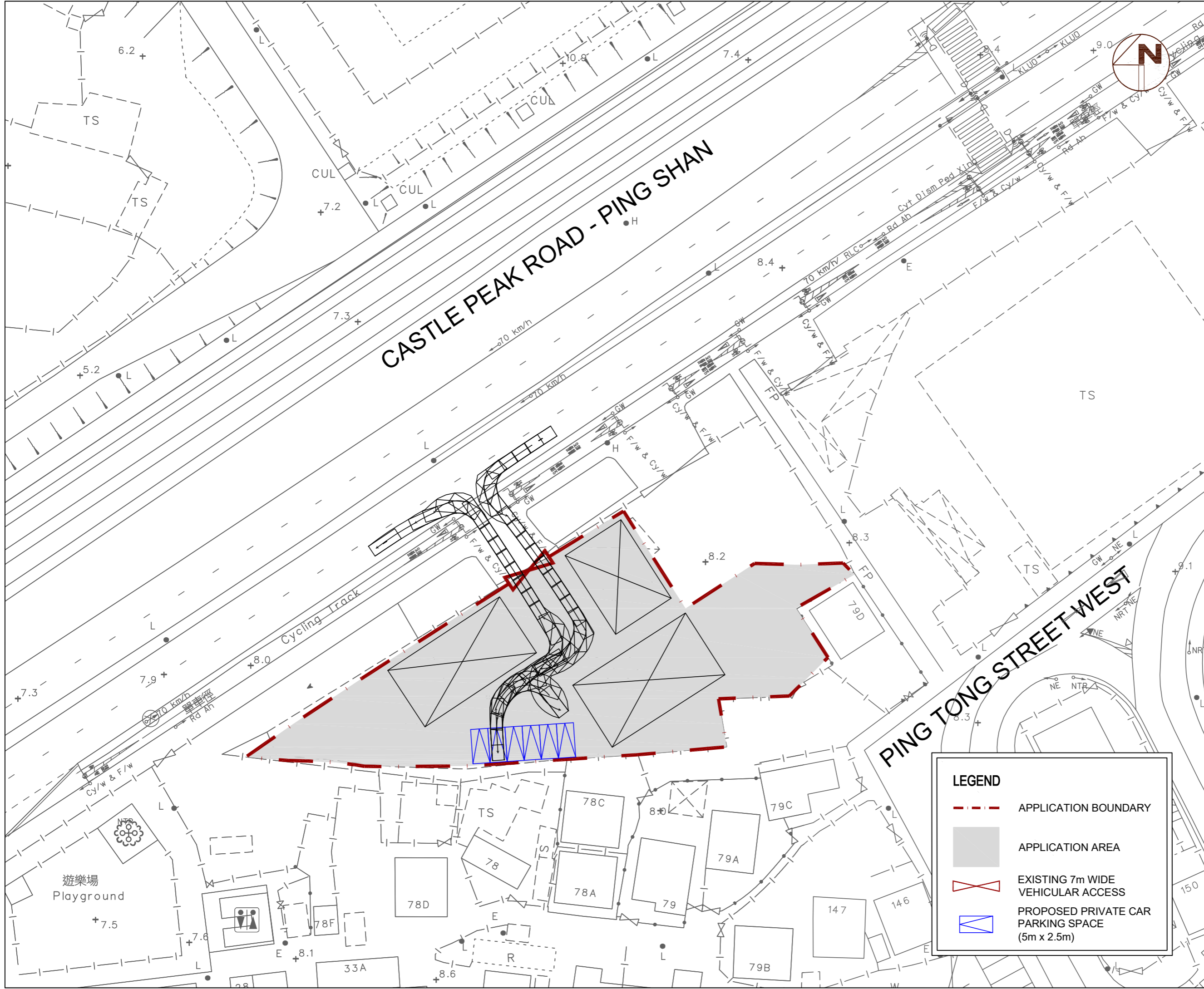
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SWEPT PATH  
 ANALYSIS OF  
 5m PRIVATE CAR

FIGURE SP02

LEGEND	
	APPLICATION BOUNDARY
	APPLICATION AREA
	EXISTING 7m WIDE VEHICULAR ACCESS
	PROPOSED PRIVATE CAR PARKING SPACE (5m x 2.5m)

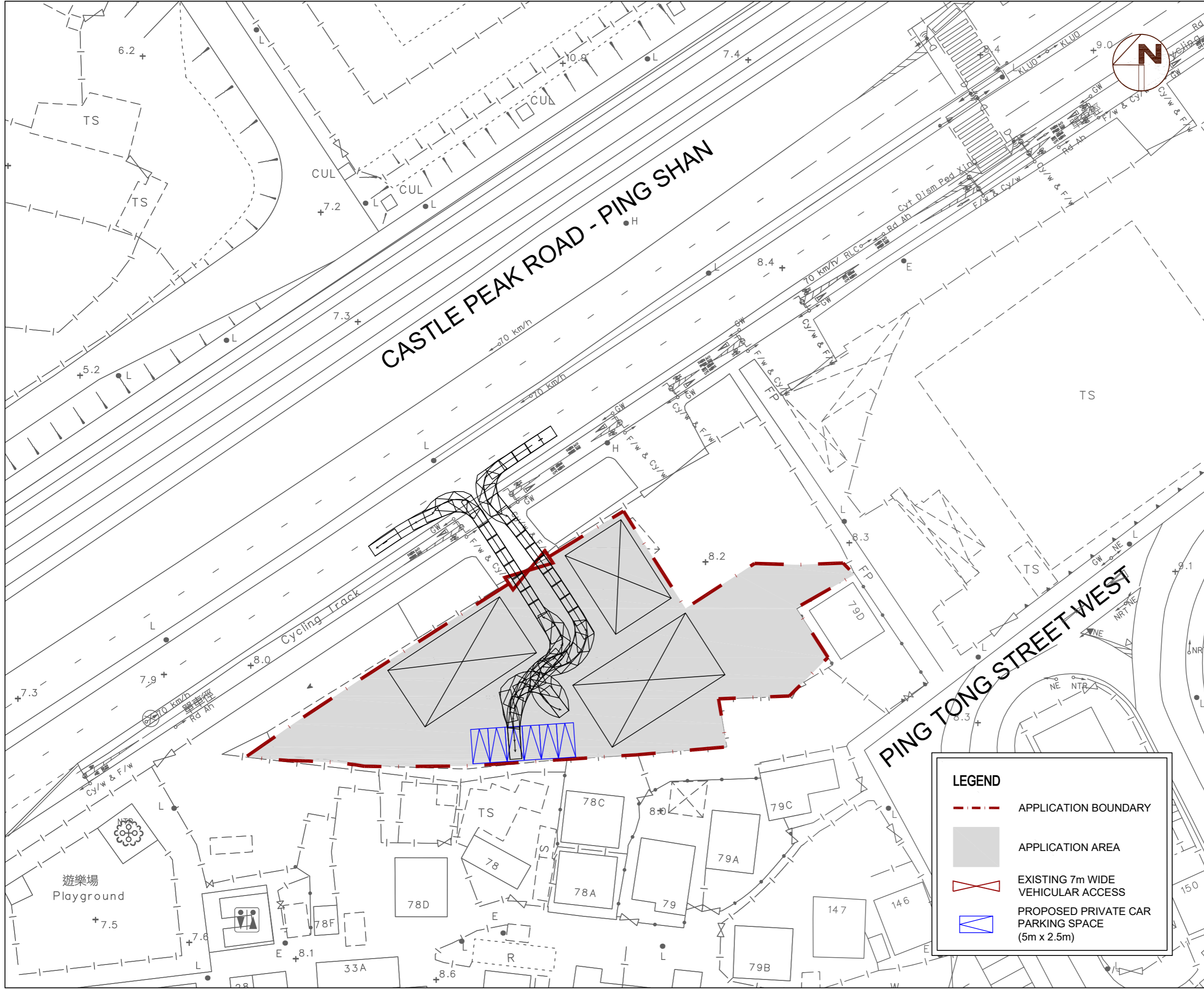
Scale : 1:500 (A3)

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
X:\PROJECT\31047\_DD121\_PING\_SHAN\_YUEN\_LONG\DATA\DRAWING\FIG\_2.2.DWG



Technical Support for  
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**SWEPT PATH  
 ANALYSIS OF  
 5m PRIVATE CAR**

**FIGURE SP03**

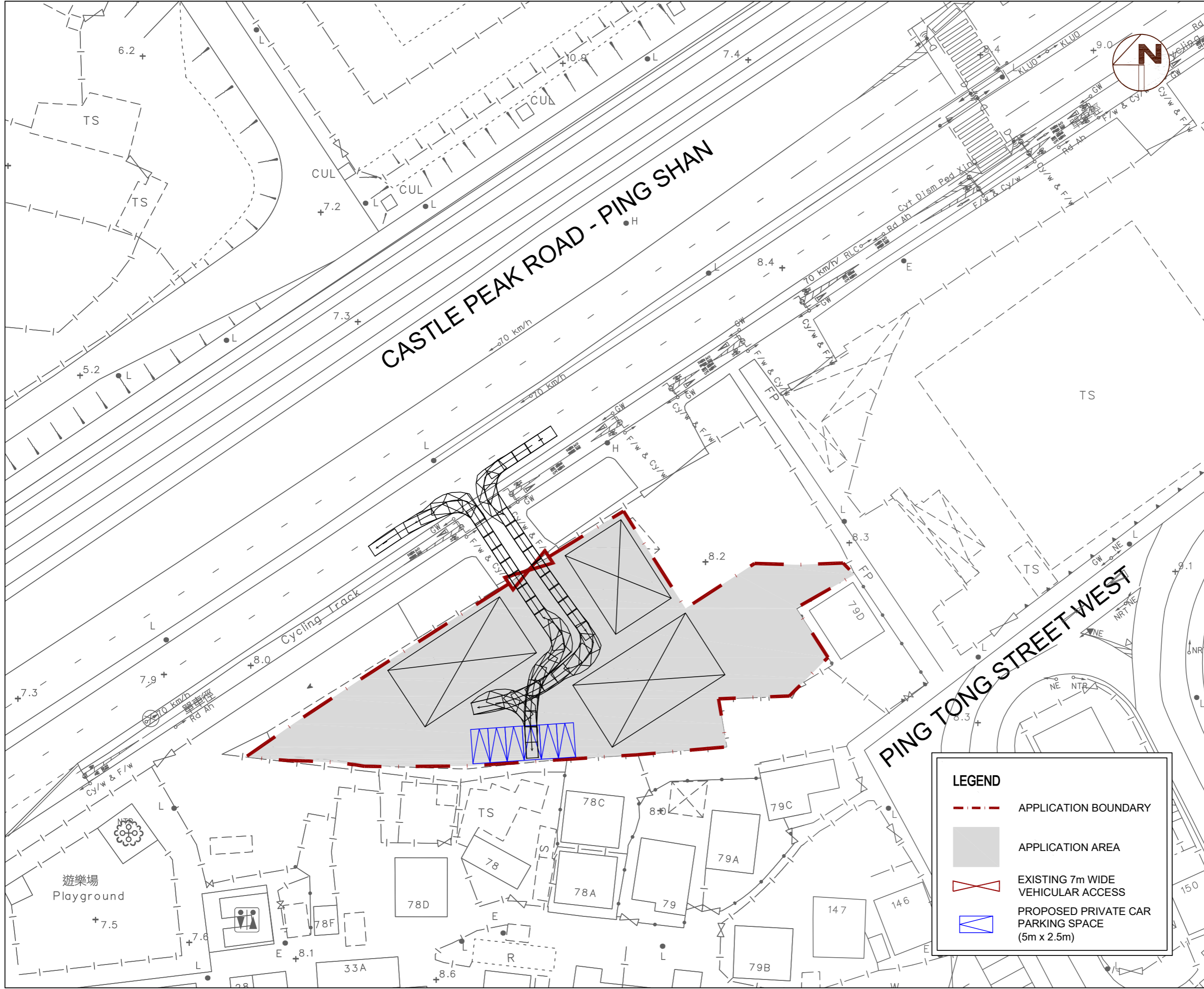
LEGEND	
	APPLICATION BOUNDARY
	APPLICATION AREA
	EXISTING 7m WIDE VEHICULAR ACCESS
	PROPOSED PRIVATE CAR PARKING SPACE (5m x 2.5m)

Scale : 1:500 (A3)

Date : SEP 2024

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SWEPT PATH  
 ANALYSIS OF  
 5m PRIVATE CAR

FIGURE SP04

LEGEND	
	APPLICATION BOUNDARY
	APPLICATION AREA
	EXISTING 7m WIDE VEHICULAR ACCESS
	PROPOSED PRIVATE CAR PARKING SPACE (5m x 2.5m)

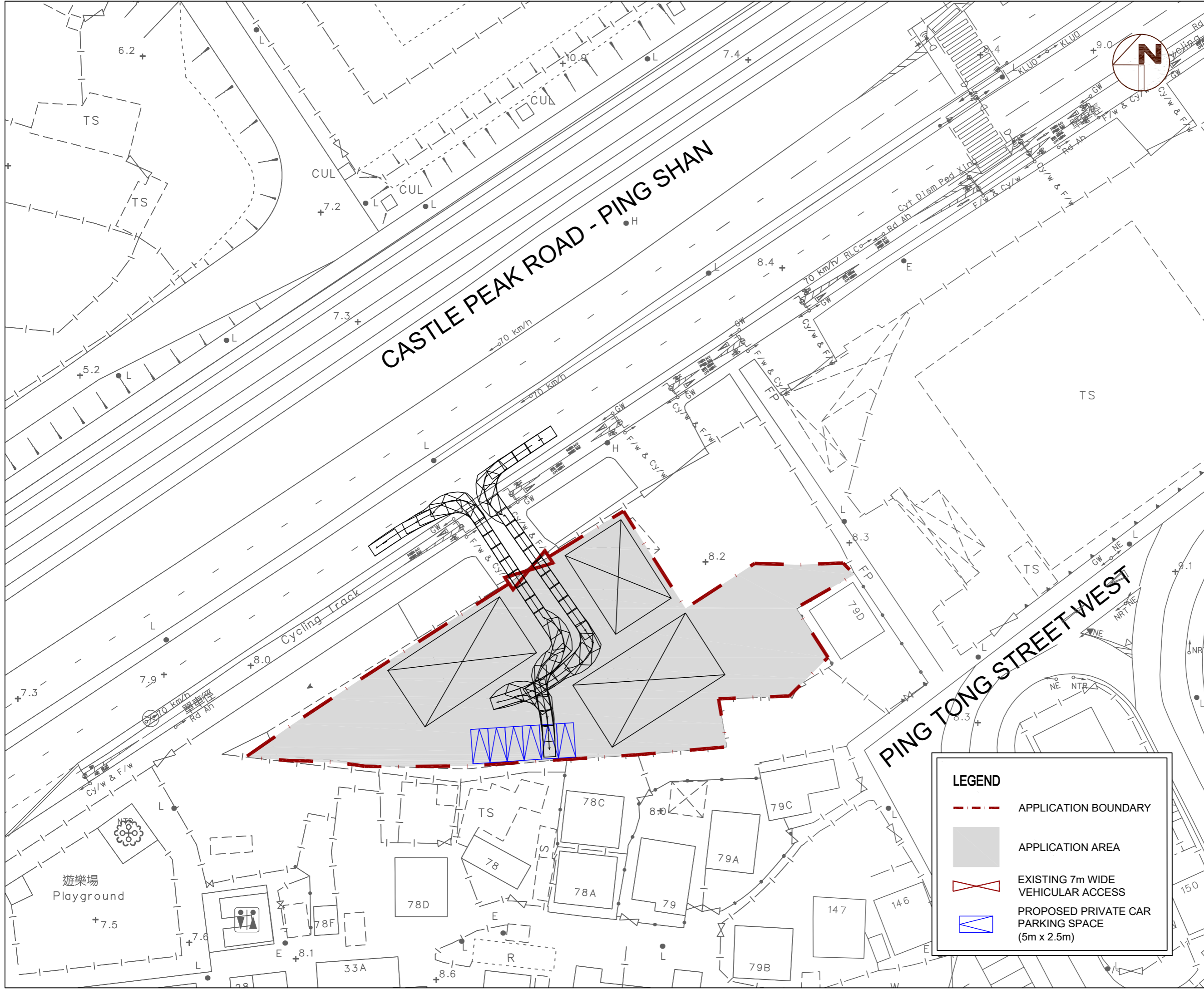
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X:\PROJECT\31047\_DD121\_PING\_SHAN\_YUEN\_LONG\DATA\DRAWING\FIG. 2.2.DWG







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**SWEPT PATH  
 ANALYSIS OF  
 5m PRIVATE CAR**

**FIGURE SP05**

**LEGEND**

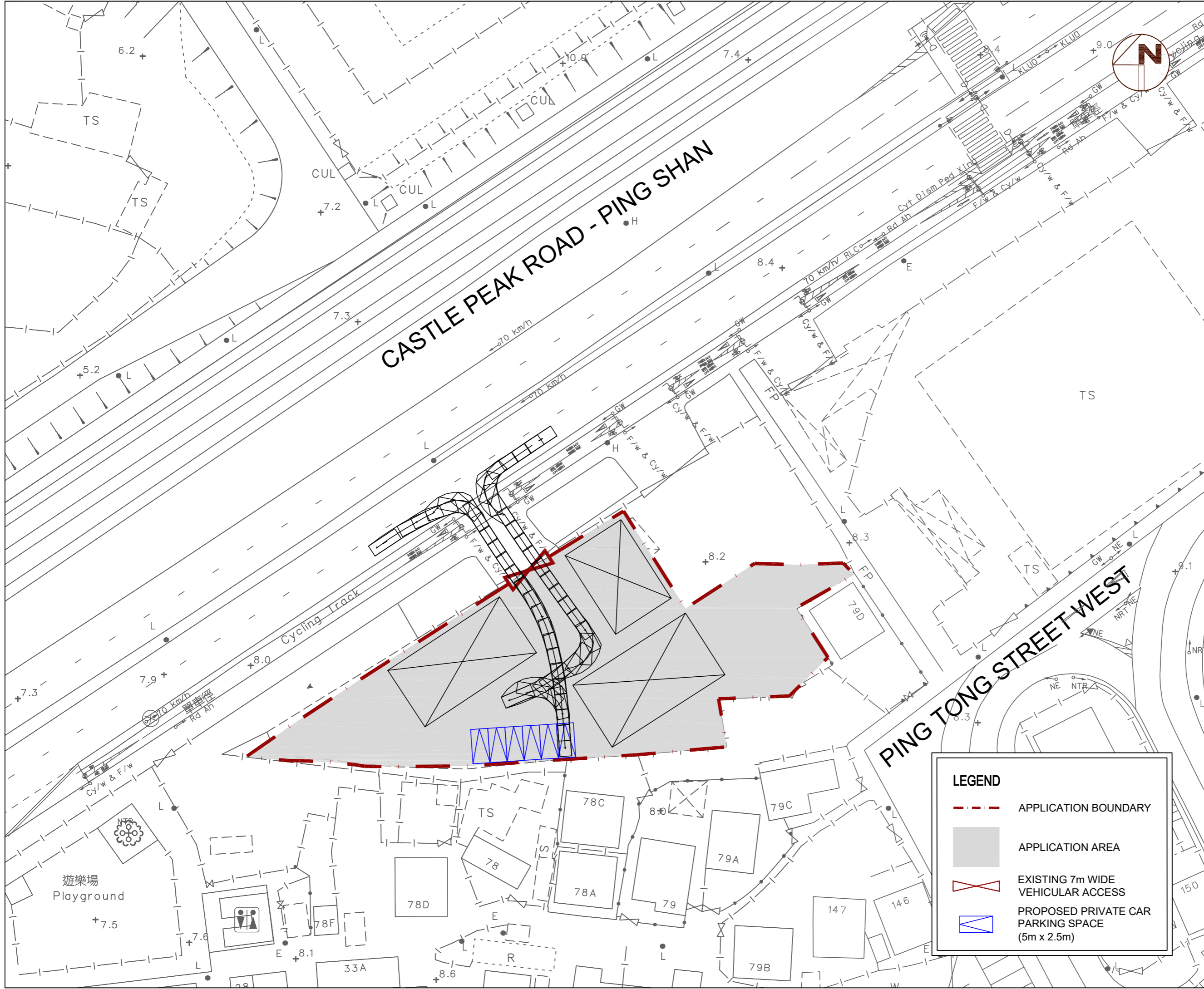
-  APPLICATION BOUNDARY
-  APPLICATION AREA
-  EXISTING 7m WIDE VEHICULAR ACCESS
-  PROPOSED PRIVATE CAR PARKING SPACE (5m x 2.5m)

Scale : 1:500 (A3)

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**SWEPT PATH  
 ANALYSIS OF  
 5m PRIVATE CAR**

**FIGURE SP06**

**LEGEND**

- - - APPLICATION BOUNDARY
- APPLICATION AREA
- X EXISTING 7m WIDE VEHICULAR ACCESS
- X PROPOSED PRIVATE CAR PARKING SPACE (5m x 2.5m)

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X:\PROJECT\31047\_DD121\_PING\_SHAN\_YUEN\_LONG\DATA\DRAWING\FIG. 2.2.DWG