

寄件者: [REDACTED]
寄件日期: 2026年02月11日星期三 15:34
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND
主旨: Response to the departmental comments (Ref.: A/YL-KTN/1161)
附件: Comments from Planning Department KTN1161.pdf
類別: Internet Email

Town Planning Board

Dear Sir / Madam

Submit responses to the departmental comments for your record.

Regards

M&D Planning and Construction Consultant Ltd

Leo Wong
Planning Consultant

Response the Comments from Planning Department

(Contact Person: Mr. David CHENG; Tel.: 3168 4046)

- the applicant shall advise why a large site area (about 10,587.34m²) is involved in the subject application whilst the site coverage area is less than 20%;
The space is used for driveways and parking spaces, green spaces (including tree planting and lawn laying), and activity spaces for visitors and employees.
- please advise if any peripheral fencing will be erected along the site boundary on all sides. In affirmative, please provide details on the materials and height of the fencing;
The applied location will be enclosed with approximately 2.4-meter-high fencing/netting.
- the applicant shall clarify detailed information on the transportation of aluminium scaffold platform as shown in the reference photo, which are large in size, could be conducted using light goods vehicles as proposed in application;
The aluminum frame workbench is composed of different support structures and can be transported by LGV.
- the applicant shall advise the quantity of aluminium scaffold platform (within the enclosed structures) to be involved at the site at any one time;
There are approximately 400-500 sets of aluminum frame workbenches on site, but they will not be assembled; they will mainly be placed in the site as individual components.
- the applicant shall advise the details/process regarding how the aluminium scaffold platform can be placed inside the showrooms, rooms for shop and services and operation demonstration rooms; and
Some popular models are displayed in the showroom for customers to visit, and staff provide assembly instructions.
- according to the applicant's submission, the proposed use is for serving to the residents of Kam Tin North (such as Seasons Monarch and Kiu Tau Tsuen). In view of the scale of the proposed use (site area of about 10,587.34m²) and nature of aluminium scaffold platform, sound justifications shall be provided to justify the need for the proposed use in serving the nearby residents, especially for the residents within the subject "V" zone.
Kam Tin is under development, and many projects require aluminum frame workbenches, which also attracts foot traffic to Kam Tin for consumption, such as adjacent restaurants, car dealerships, and local employment.

Response the Comments from Water Supplies Department

(Contact Person: Mr. Jeffrey HO; Tel.: 2152 5778)

The proposed waterworks reserve partly overlaps with the proposed 3m peripheral planting area. Please note that no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet. There is an existing Fire Hydrant PH5466 within the site according to our mains record plan.

The applicant confirms that, no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet.