

寄件者: [REDACTED]
寄件日期: 2025年08月22日星期五 11:32
收件者: tpbpd/PLAND
副本: [REDACTED]
主旨: Fw: FI of A/YL-KTN/1161
附件: Response the comment.pdf; 申請理由 - 鋁架陳列室.pdf; DD109 1198SA LAYOUT_2025-08-21.pdf; FI of A/YL-KTN/1161

[REDACTED]

Ref.: A/YL-KTN/1161

Town Planning Board

CC: [REDACTED]

Attached the supplementary information for your record.

Regards

Leo Wong

Response to your comment :

- Please clarify the relationship of the current applicant with the previous applicant under applications No. A/YL-KTN/1057 and 1065.

The applicant for this application is the land owner. The applicants for A/YL-KTN/1057 and 1065 are tenants. Due to the changes in the proposed use and the superstructure, this is a new application. The business will be operated by the tenant upon planning application approval.

- Please undertake that no open storage and other workshop activities will be involved within the application site.

We promise that no open storage and other workshop activities will be involved within the application site.

- Please justify the difference between showroom at structures A, B, C and 'shop and services' at structures D, E, F.

Structures A, B, and C are showrooms, where different parts are assembled into workbenches for customers to display products. Structures D, E, and F are retail parts.

- Please clarify the details of tutorial centre at structures J, K.

Structures J and K mainly provide workbench operation instructions and demonstrations to customers

- Please rectify the applications No. in paragraph 2 of the planning statement.

Has been rectified

規劃綱領：

1. 申請概要：

本規劃綱領主要支援一項根據《城市規劃條例》(第131章)第16條提交的規劃申請，本司代表申請人向城市規劃委員會(以下簡稱「城規會」)遞交規劃許可申請(以下簡稱「是次申請」)，**擬議臨時商店及服務行業(鋁架工作台陳列室附設寫字樓(為期三年))**(以下簡稱「擬議用途」)。申請地點位於新界元朗錦田丈量約份第109約地段第1198號A分段餘段(部分)、第1198號A分段第1小分段及第1198號A分段第2小分段及第1199號餘段(部分)(以下簡稱「申請地點」)，總面積約為10587.34 平方米(包括約 44 平方米政府土地)，此規劃綱領提供該申請的背景資料及理據以支持擬議用途供城規會考慮。

2. 土地資料及規劃許可要求

申請地點於《錦田北分區計劃大綱核准圖》(編號：S/YL-KTN/11)中被劃為“鄉村式發展”(“V-ZONE”)地帶。該地點已獲批准臨時商店及服務行業(為期5年)之規劃許可申請，申請編號為A/YL-KTN/1057 及 A/YL-KTN/1065，鑒於申請人之上蓋設計及零售產品有所修改，因此重新向城市規劃委員會遞交是次申請，申請面積與早前獲批申請大致相同，場內銷售的產品佔用空間比較大，需要較大空間，計劃合併兩個獲批的規劃申請，主要以銷售及租賃鋁架工作台零售業務，附設陳列室及寫字樓，雖產品主要有一件一件配件組裝而成，全部都可以輕型貨車評送，申請範圍的擬議設施包括排水系統，園景設計，交通設施，消防裝置等將維持不變。

3. 土地現狀及周邊環境

現狀	平坦硬鋪空地
----	--------

交通	鄰近錦田路，5分鐘步行至 54/77K等專營巴士站
----	---------------------------

周邊用途	北側：錦泰路、錦田河； 東側：住宅區四季名園、臨時汽車陳列室(A/YL-KTN/796)； 南側：橋頭村；西側：大江埔村公所、農地
------	---

4. 規劃細節

4.1 構建物設計及用途：

擬議用途包括 18 個臨時結構，包括個用於商店及服務，陳列室的單層結構、附屬設施包括辦公室、示範及培訓中心、貯存室、流動洗手間、警衛室、電錶房以及水箱和泵房等，均為1層高以貨櫃改裝的臨時構建物，建築高度不超過 3.5m。擬議用途的總建築面積約為

1872.48平方米，其中約1366 平方米用於商店及服務/陳列室/示範及培訓中心，約 506.48平方米用於其他輔助用途。擬議用途的開放時間為每天上午 7：00 至晚上 9：00（包括公共假期），同時最多可容納 50 名訪客和 15 名工作人員。

申請面積	約 10587.34m²
露天面積	約 8714.86 m ² (82.3%)
上蓋面積	約 1872.98 m ² (17.7%)
營業時間	星期一至日上午 7：00至晚上9：00 (包括公眾假日)
構建物 (用途)	面積
構建物 A (陳列室)	約 230 m ²
構建物 B (陳列室)	約 230 m ²
構建物 C (陳列室)	約 230 m ²
構建物 D (商店及服務)	約 230 m ²
構建物 E (商店及服務)	約 230 m ²
構建物 F (接待處及客戶服務中心)	約 230 m ²
構建物 G (附設辦公室)	約 56.25 m ²
構建物 H (附設辦公室)	約 56.25 m ²
構建物 I (附設辦公室)	約 56.25 m ²
構建物 J (操作示範室)	約 126 m ²
構建物 K (操作示範室)	約 90 m ²
構建物 L (附設貯存室)	約 13.865 m ²
構建物 M (附設貯存室)	約 27.73 m ²
構建物 N (附設貯存室)	約 27.73 m ²
構建物 O (水箱和泵房)	約 16.9m ²
構建物 P (警衛室)	約 6.25 m ²
構建物 Q (電錶房)	約 6.25 m ²
構建物 R (流動洗手間)	約 9 m ²
總樓面面積	約 1872.48 m²
商店及服務/陳列室/操作示範室	約 1,366 m ²
附設辦公室/貯存室/接待處及客戶服務中心	約 468.08 m ²
警衛室	約 6.25 m ²
電錶房	約 6.25 m ²
水箱和泵房	約 16.9 m ²
流動洗手間	約 9 m ²
構建物層數及高度	1 層 (不超過 3.5m)
邊界圍欄高度	不小於 2.4m
綠化覆蓋面積比例	不少於40 % (4200 m ²)
停車位數量	12 個
- 私家車 (員工及訪客)	12 個
上落貨區貨車位(共用泊車位)數量	8 個
- 輕型貨車 (LGV)	8 個
入口/出口點	
- 行人/車輛通道	2個(約 8m 闊)

4.2 車輛進出及泊車安排及交通路線：

擬議的用途將利用申請地點南部邊界的現有出入口點作為車輛通道。車輛出入口可直接通往錦泰路，車輛出入口闊度約8米；

申請位置內部設有8米闊通道及(15米直徑)車輛緩緩區，提供足夠的機動空間，確保任何車輛都不會排隊往返或倒車往返於申請地點以外的區域。

4.3 景觀處理：

沿應用地點週邊種植 60 棵新樹（物種：Ficus microcarpa）。這些樹木的最小高度為 2.75m，種植的最小間距為 4m。如景觀提案所示，擬議的樹木將位於距離邊界圍欄至少 1 米的地方，距離現場的任何建築物至少 3 米。申請人將確保在規劃批准期間定期維護、充分澆水和更換任何垂死或死亡的植物，以保持景觀美化的良好狀態。如有進一步需要及認為有需要，申請機構會提交園境建議書，並進一步實施額外的園境種植，以符合規劃署的批准條件。

4.4 排水設施：

地點已經鋪砌，並且是一片空地，靠近現有的河道，以往幾年沒有出現洪水問題，降雨有效地排入了溪流。此外，位於場地以北約 20 米的現有沙井提供了進一步的排水能力。如有進一步需要及認為有需要，申請人會提交排水建議書，並進一步興建額外的排水設施，以使渠務署信納，並符合審批條件。申請地點邊界包括現有的河道，但不會在河道內或 3 米緩衝區內進行擬議工程。溪流將保持不受干擾，緩衝區將保留給渠務署將來維護。

4.5 社區需求：

為錦田北居民（四季名園、橋頭村等）提供鋁架工作台零售及租用分流錦田市中心人流，能創造就業機會，帶動區域經濟。符合"V-Zone"地帶規劃意向，用途純屬服務居民的商業/社區性質，與「小型屋宇商業」的規劃意向一致，與周邊協調。

5. 總論

5.1 申請完全符合"V-ZONE"地帶的靈活性政策，延續城規會對臨時社區服務用途的支持。

5.2 滿足本地家居裝飾及小型工程需求：

鄉郊實際需要：錦田一帶農地、村屋密集，居民或需租用鋁架工作台、建築、裝飾材料進行維修或小型工程。

鋁架工作台需強調承重、穩定性及功能性，實體陳列室能讓客戶直接體驗產品質量及安全智識，比線上推廣更具說服力。

擬議開設鋁架工作台陳列室及零售商店將為錦田北居民及周邊社區帶來便利。

5.3 符合“鄉村式發展”地帶規劃意向：

該用途，與“鄉村式發展”地帶允許的商業及社區用途目標一致。

5.4 與周邊環境協調：

周邊現有臨時商店、工廠及倉儲用地，擬議用途在規模與功能上均相容。

5.5 優越地理位置：

申請地點鄰近錦田繞道及村落群，交通便利，適合作為區域性陳列室。

錦田鄰近元朗及新界西北區，有快速公路（如新田公路）連接深圳，方便內地客戶或跨境企業參觀，同時便利本地客戶到訪，帶動錦田區內經濟發展。

相比市區（如九龍、港島），錦田的租金較低，可降低開支，適合需要大面積展示的工業產品陳列室。

5.6 臨時性質不影響長遠規劃：

採用可拆卸的臨時貨櫃改裝，3年後可恢復原狀，不阻礙“鄉村式發展”地帶長期發展。

5.7 無不良先例：

過去10年，城規會已批准24宗類似臨時商業用途申請，本申請不會構成新先例。

5.8 無負面影響：

通過景觀美化（種植榕樹）、交通管理及排水設施優化，確保對周邊無顯著影響。

周邊有大型基建（如北部都會區發展、元朗市區擴展）或私人建築項目，臨時零售點可為工地提供便捷的安全設備供應店，減少運輸成本，對區內交通並無造成負面影響。

基於上述理據，懇請城規會批准此項為期3年的臨時用途申請。

2025-26

中小型企業 可伸縮工作台 資助計劃



可調校4段平台高度：
1米、1.25米、1.5米及1.75米

原價約\$10,000
中小企購買價**\$1,875**

- ✓ 安全易用 · 三分鐘完成搭/拆
- ✓ 符合安全產品認證

摺疊後
可收藏於
小型貨車內



職安局



勞工處



網上申請
bit.ly/worktower25



查詢詳情
bit.ly/worktower

Planning Statement :

1. Application Summary:

This planning Statement supports a planning application submitted under Section 16 of the Town Planning Ordinance (Chapter 131). On behalf of the applicant, we are submitting this application for planning permission (hereinafter referred to as "this Application") to the Town Planning Board (hereinafter referred to as "the Board"), proposing a temporary shop and service use (Aluminum Scaffold Platform Showroom ancillary office) for a period of three years (hereinafter referred to as "the Proposed Use"). The application site is located at Lots 1198 S.A.RP(Part), 1198 S.A.ss1 and 1198 S.A. ss2. and 1199 RP(Part) in DD 109, Kam Tin, Yuen Long, New Territories (hereinafter referred to as "the Application Site"), with a total area of approximately 10587.34 square meters (Including approximately 44 square meters of government land). This planning Statement provides background information and justifications to support the Proposed Use for the Board's consideration.

2. Site Information and Planning Permission Requirements:

The Application Site is zoned "Village Type Development" ("V-ZONE") in the approved Kam Tin North Outline Zoning Plan (No. S/YL-KTN/11). The site has previously been granted planning permission for temporary shop and service use (for 5 years) under Application No. A/YL-KTS/1057 and A/YL-KTS/1065. Due to modifications in the applicant's building design and retail products, this new application is being submitted to the Town Planning Board. The area of the application is approximately the same as the previously approved application. The products sold on the premises are larger, requiring a larger space. The two approved planning applications are planned to be merged. The retail business will primarily sell and rent aluminum scaffold platforms, ancillary showroom and office. Although the products are primarily assembled from individual components, all can be transported by light trucks. Proposed facilities within the application area, including drainage, landscaping, transportation, and fire services equipment, will remain unchanged.

3. Current Site Conditions and Surrounding Environment:

Current Condition: Flat, hard-surfaced vacant land

Transportation: Adjacent to Kam Tin Road, 5-minute walk to bus stops (Routes 54/77K)

Surrounding Uses: North: Kam Tai Road, Kam Tin River

East: Residential area (Seasons Monarch), temporary car showroom (A/YL-KTN/796)

South: Kiu Tau Village

West: Tai Kong Po Village Office, agricultural land

4. Planning Details:

4.1 Building Design and Use:

The proposed use includes 18 temporary structures, including single-story structures for shops and services, showrooms, and ancillary facilities such as offices, tutorial Centre, storerooms, portable toilets, a guard room, meter room, and water tank and pump room. All structures are single-story, modified from containers, with a maximum height of 3.5m. The total gross floor area (GFA) is approximately 1,872.48 m², of which:

- 1,366 m² for shops and services
- 506.48m² for ancillary uses
- Operating hours: 7:00 AM–9:00 PM daily (including public holidays), accommodating up to 50 visitors and 15 staff.

Application Area	Details
Total Site Area	10587.34m ²
Open Space Area	8719.36 m ² (82.3%)
Covered Area	1867.98 m ² (17.7%)
Operating Hours	7:00 AM–9:00 PM daily (including holidays)
Structures (Use)	Area (m²)
Structure A (Showroom)	230
Structure B (Showroom)	230
Structure C (Showroom)	230
Structure D (Shop/Service)	230
Structure E (Shop/Service)	230
Structure F (Reception/Customer Service)	230
Structure G (Office)	56.25
Structure H (Office)	56.25
Structure I (Office)	56.25
Structure J (Operation demonstration room)	126
Structure K (Operation demonstration room)	90
Structure L (Storage)	13.865
Structure M (Storage)	27.73
Structure N (Storage)	27.73
Structure O (Water Tank/Pump Room)	16.9
Structure P (Meter Room)	6.25
Structure Q (Guard Room)	6.25
Structure R (Portable Toilet)	9
Total GFA	1,872.48 m ²
Shops and Services/ Showroom/ Operation demonstration room	1,366 m ²
Offices/Storage/ Reception & Customer Service	468.08 m ²
Guard Room	6.25 m ²
Meter Room	6.25 m ²
Water Tank/Pump Room	16.25 m ²
Portable	9 m ²
Building Height	1 story (≤3.5m)
Boundary Fence Height	≥2.4m
Greening Coverage	≥40% (4,200 m ²)
Parking Spaces	Private Cars (Staff/Visitors): 12
Loading/Unloading Bay (Shared parking spaces)	Light Goods Vehicles (LGV): 8
Access Points (Vehicle Entrance/ Pedestrian)	2 (8m wide)

4.2 Traffic and Parking Arrangements:

The Proposed Use will utilize the existing southern access point for vehicles, connecting directly to Kam Tai Road (8m-wide entrance). Internal circulation includes a 8 m-wide road and a 15m-diameter turning area to ensure smooth traffic flow without queuing outside the site.

4.3 Landscaping:

60 new trees (*Ficus microcarpa*) will be planted along the perimeter (min. height: 2.75m, spacing: 4m). Trees will be maintained/replaced as needed. Additional landscaping may be proposed per approval conditions.

4.4 Drainage:

The paved site has no history of flooding, with effective runoff into nearby streams. Existing manholes (~20m north) provide additional drainage capacity. No works will occur within 3m of the stream buffer.

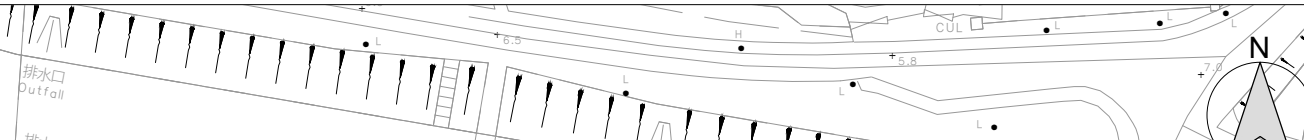
4.5 Community Need:

Serves Kam Tin North residents (e.g., Seasons Monarch, Kiu Tau Village) with Aluminum Scaffold Platform, to divert the flow of people in Kam Tin City Center, create employment opportunities, and boost the regional economy, and aligns with "V-Zone" planning intent for small-scale commercial/community uses.

5 Conclusion:

- 5.1 Complies with "V-Zone" flexibility and the Board's precedent for temporary community uses.
- 5.2 Addresses local demand for hardware and DIY materials in rural areas.
- 5.3 Consistent with "Village Type Development" zoning objectives.
- 5.4 Harmonizes with nearby temporary shops and industrial uses.
- 5.5 Benefits from proximity to Kam Tin Bypass and villages.
- 5.6 Supports ongoing infrastructure projects (e.g., Northern Metropolis) with convenient material supply.
- 5.7 Temporary nature ensures no long-term impact (removable container structures).
- 5.8 No adverse precedent (24 similar applications approved in the past decade).
- 5.9 Mitigates environmental impacts via landscaping, traffic management, and drainage.

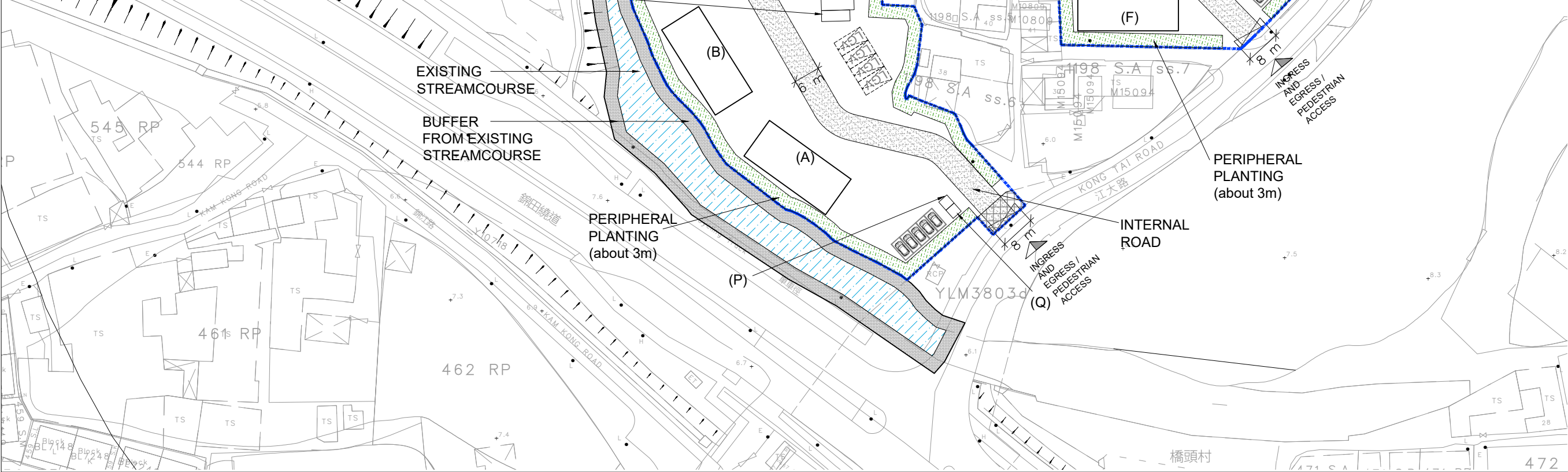
Based on the above, we respectfully request the Board's approval for this 3-year temporary use application.

LEGEND	PROPOSED USE	SIZE (L.xW.xH.)	COVERED AREA	GFA(NON-DOMESTIC)	STOREYS	LEGEND	PROPOSED USE	SIZE (L.xW.xH.)	COVERED AREA	GFA(NON-DOMESTIC)	STOREYS
<div>A</div>	SHOWROOM	23 x 10 x 3.5m	230m ² (ABOUT)	230m ² (ABOUT)	1-STOERY	<div>L</div>	ANCILLARY STOREROOM	2.35 x 5.9 x 2.6m	13.87m ² (ABOUT)	13.87m ² (ABOUT)	1-STOREY
<div>B</div>	SHOWROOM	23 x 10 x 3.5m	230m ² (ABOUT)	230m ² (ABOUT)	1-STOERY	<div>M</div>	ANCILLARY STOREROOM	2.35 x 11.8 x 2.6m	27.73m ² (ABOUT)	27.73m ² (ABOUT)	1-STOERY
<div>C</div>	SHOWROOM	23 x 10 x 3.5m	230m ² (ABOUT)	230m ² (ABOUT)	1-STOERY	<div>N</div>	ANCILLARY STOREROOM	2.38 x 11.8 x 2.6m	27.73m ² (ABOUT)	27.73m ² (ABOUT)	1-STOREY
<div>D</div>	SHOP AND SERVICES	23 x 10 x 3.5m	230m ² (ABOUT)	230m ² (ABOUT)	1-STOERY	<div>O</div>	WATER TANK & PUMP RM.	6.5 x 2.6 x 3m	16.9m ² (ABOUT)	16.9m ² (ABOUT)	1-STOREY
<div>E</div>	SHOP AND SERVICES	23 x 10 x 3.5m	230m ² (ABOUT)	230m ² (ABOUT)	1-STOERY	<div>P</div>	GUARD HOUSE	2.5 x 2.5 x 2.5m	6.25m ² (ABOUT)	6.25m ² (ABOUT)	1-STOREY
<div>F</div>	CUSTOMER SERVICE /RECEPTION	23 x 10 x 3.5m	230m ² (ABOUT)	230m ² (ABOUT)	1-STOERY	<div>Q</div>	METER ROOM	2.5 x 2.5 x 2.5m	6.25m ² (ABOUT)	6.25m ² (ABOUT)	1-STOREY
<div>G</div>	ANCILLARY OFFICE	7.5 x 7.5 x 3.5m	56.25m ² (ABOUT)	56.25m ² (ABOUT)	1-STOERY	<div>R</div>	PORTABLE TOILET	1.5 x 6.0 x 2.5m	9.0m ² (ABOUT)	9.0m ² (ABOUT)	1-STOREY
<div>H</div>	ANCILLARY OFFICE	7.5 x 7.5 x 3.5m	56.25m ² (ABOUT)	56.25m ² (ABOUT)	1-STOREY	TOTAL 1872.48m ² (ABOUT) 1872.48m ² (ABOUT)					
<div>I</div>	ANCILLARY OFFICE	7.5 x 7.5 x 3.5m	56.25m ² (ABOUT)	56.25m ² (ABOUT)	1-STOERY						
<div>J</div>	OPERATION DEMONSTRATION ROOM	6.0 x 21 x 3.5m	126m ² (ABOUT)	126m ² (ABOUT)	1-STOERY						
<div>K</div>	OPERATION DEMONSTRATION ROOM	6.0 x 15 x 3.5m	90m ² (ABOUT)	90m ² (ABOUT)	1-STOREY						

APPLICATION SITE AREA:	10587.34m ² (ABOUT)
UNCOVERED AREA	ABOUT 8714.86m ² (82.3%)
COVERED AREA	ABOUT 1872.48m ² (17.7%)
TOTAL GREENERY AREA	4200 m ²
GREEN RATIO	ABOUT 40%
PROPOSED TREES	TOTAL : 60 Nos. Ficus microcarpa (Min. 2.75m Tall, 4m Spacing)
GOVERNMENT LAND	TOTAL : 51m ²

OPENING HOURS : FROM 7:00 a.m. TO 9:00 p.m. Daily
(Including Public Hoildays)

LEGEND:	PROPOSED USE	
<div></div>	PRIVATE VEHICLE PARKING SPACE (2.5x5m) x 12	150m ² (ABOUT)
<div></div>	(LGV) LOADING/UNLOADING BAY (SHARED PARKING SPACES) (3.5x7m) x 8 FOR LIGHT GOODS VEHICLE	196m ² (ABOUT)



B.D. Reference	鄧宇寧攝架
M.W. Reference	小型工程攝架
L.D. Reference	地政署攝架
F.S.D. Reference	測圖局攝架

Notes
Copyright Reserved nothing may be reprinted or utilized in any form or by any means without written permission from the M&D.

REV	DESCRIPTION	DATE

M&D
Planning and Construction Consultant Ltd.

Tel: 2191 4088
Fax: 3105 0810
Email: sales@moderneng.com.hk

Project
新界元朗錦田丈量約份第109約地段第1198號A分段餘段（部分）、第1198號A分段第1小分段及第1198號A分段第2小分段及第1199號餘段（部分）和毗連政府土地

Application
擬議臨時商店及服務行業（鋁架工作台陳列室）附設寫字樓（為期3年）

Drawing Title
LOCATION PLAN

Scale
1:1000 (A3)

Revisions
—

Designed by
LW

Drawn by
Arthur

Checked by
LW

Date
21-AUG-2025

Job No.
—

Drawing No.
LP-01