

寄件者: [REDACTED]
寄件日期: 2026年02月27日星期五 11:24
收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND
主旨: Response to the departmental comments (Ref.: A/YL-KTN/1168)
附件: Comments from Transport Department and Planning Department for KTN1168.pdf;
TD-03 23-02-2026.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

回應運輸署意見 (聯絡人 : Mr. Phil CAI ; 電話 : 2399 2421)

(a) 申請人應說明擬建的停車位及裝卸貨位數量如何滿足發展需求 ;

擬議設置輕型貨車車位 8 個,其中 4 個作訪客提貨用途, 另外 4 個為上落貨車位用途;

設置 12 個私家車車位作員工及訪客用途, 足夠滿足場內需要

(b) 申請人應說明發展帶來的出行量及吸引力, 並評估對江大路及週邊道路交通的影響 ;

預計車輛進出數量

時段	私家車		輕型貨車		出入 總車次(每日)
	進	出	進	出	
上午非繁忙時段 車次 (上午 7:00-上午 9:00)	8	0	4	0	12
上午繁忙時段 車次 (上午 9:00-上午 10:00)	2	2	2	2	8
非繁忙時段 (上午 10:00-下午 5:00)	8	8	4	4	24
下午繁忙時段 車次 (下午 5:00-6:00)	2	2	2	2	8
非繁忙時段 (下午 6:00-下午 9:00)	0	8	0	4	12

上述車輛進出的車次, 相信不會對江大路造成額外交流負荷及影響

(c) 申請人應說明車輛進出江大路、沿週邊道路及在工程用地內通行是否順暢 ;

車輛進出位置外的江大路約 7.5 米闊度, 足夠同時兩架車輛同時進出, 附上相關車輛進出江大路圖則,以證明是順暢

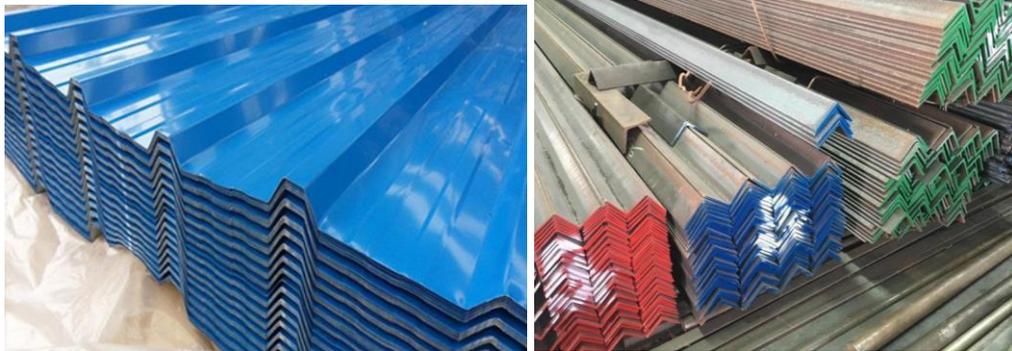
(d) 申請人應注意江大路與工程用地之間的周邊道路並非由本署管理。

申請人知悉

Comments from Planning Department

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

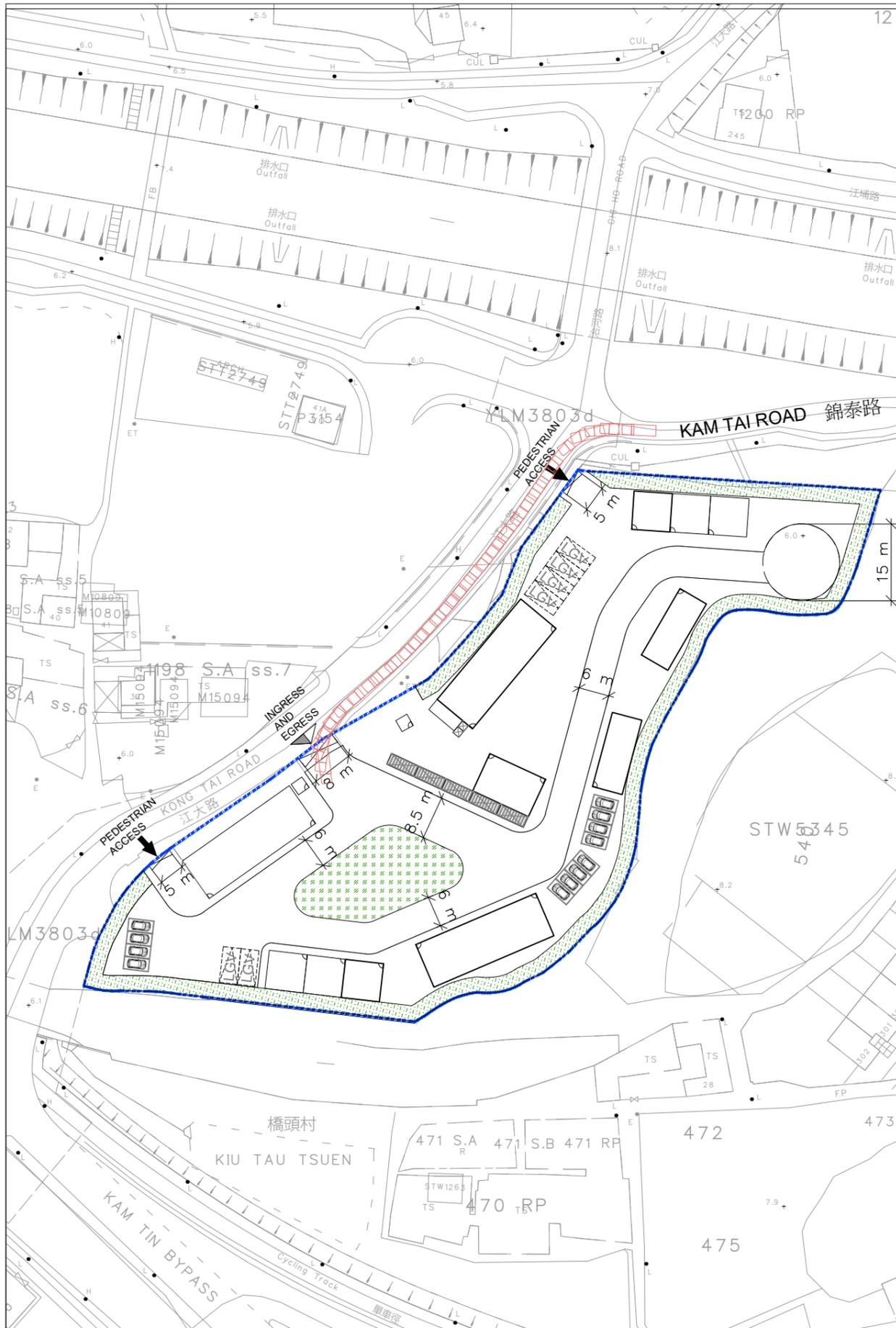
- the applicant shall advise why a large site area (about 7,414.8m²) is involved in the subject application whilst the site coverage area is less than 20%;
The space is used for driveways and parking spaces, green spaces (including tree planting and lawn laying), and activity spaces for visitors and 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 provide photos/reference for the construction materials (e.g. angle iron, iron pipe and metal plate)



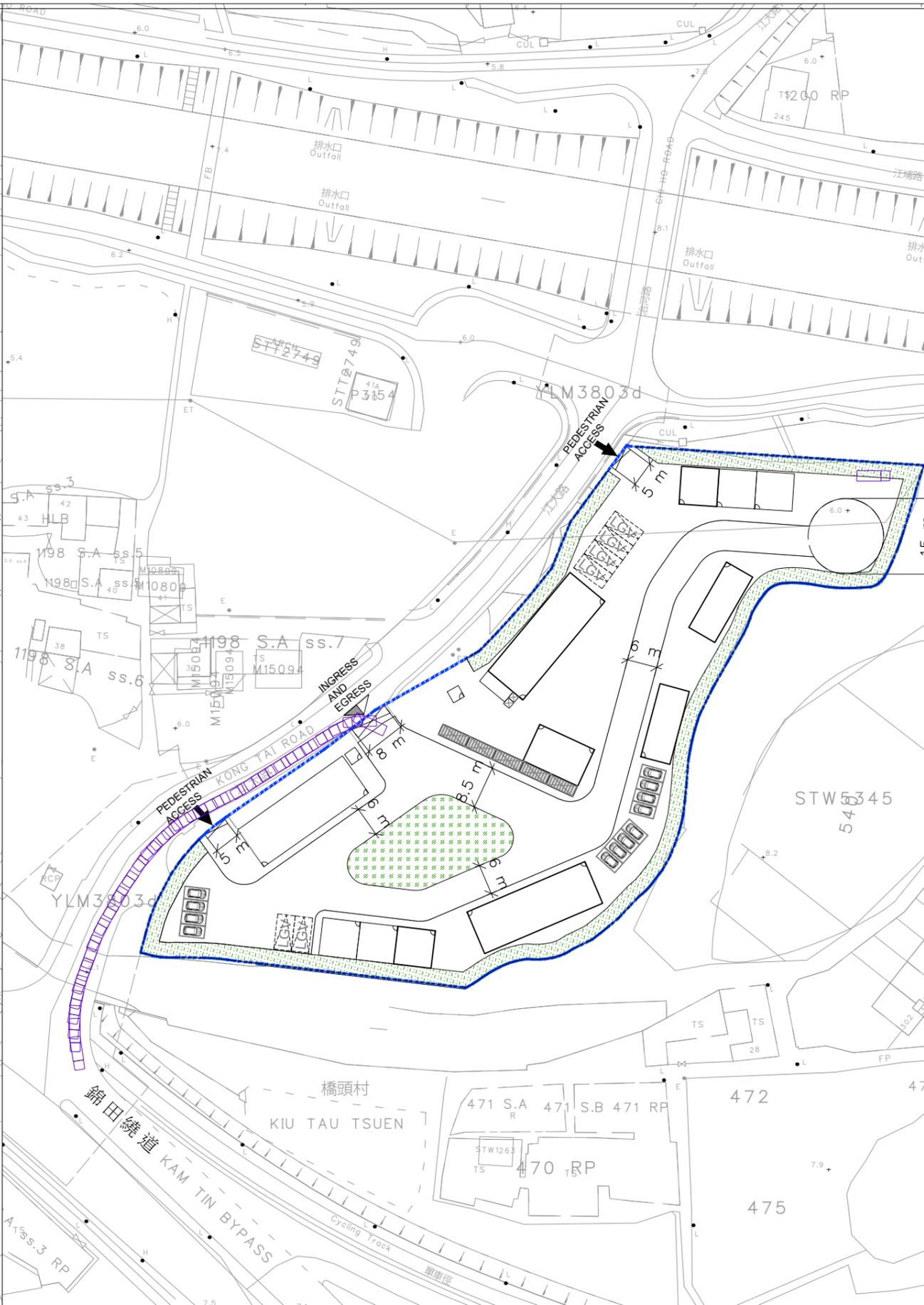
- the applicant shall advise the quantity of construction materials (within the enclosed structures) to be involved at the site at any one time;
The applicant anticipates approximately 100-200 items per category, depending on market demand.
- according to the applicant's submission, the proposed use 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 7,414.8m²) and nature of construction materials, 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 construction materials, which also attracts foot traffic to Kam Tin for consumption, such as adjacent restaurants, car dealerships, and local employment.



PATH OF LIGHT GOODS VEHICLES IN



PATH OF LIGHT GOODS VEHICLES OUT

B.D. Reference	總工程師	
M.W. Reference	小區工程師	
L.D. Reference	地政工程師	
F.S.D. Reference	測量師	
Notes	註釋	
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REV	DESCRIPTION	DATE
Project	新界元朗錦田丈量約份第109約地段第1198號B分段(部分)及第1199號餘段(部分)	
Application	擬議臨時商店及服務行業(五金雜貨及建築材料零售商店)連附屬設施(為期3年)	
Drawing Title	PROPOSED SWEEP PATH ANALYSIS (LIGHT GOODS VEHICLES)	
Scale	1:500 (A3)	Revisions
Designed by	LW	Drawn by
Checked by	LW	Date
Job No.	-	Drawing No.
		Arthur
		23-FEB-2026
		TD-03