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寄件者: Tang Lok San <[REDACTED]>  
寄件日期: 2026年06月02日星期二 16:51  
收件者: tpbpd/PLAND  
副本: Ivan Sze Yuet FUNG/PLAND  
主旨: Re: S. 16 Planning Application No. A/YL-KTN/1215 - Departmental Comments  
附件: AYL-KTN 1215 20260325.pdf  
類別: Internet Email

To whom may concern,

Thank you for the email. Please see the attachment for the further information on the departmental comment from HyD. Please contact Mr. Tang via email [REDACTED] if you have any question regarding to the captioned application.

Yours sincerely,  
Mr. Tang

運輸署及城市規劃委員會：

**有關運輸署對 A/YL-KTN/1215 的查詢**

預計本申請地點的車流為以下：

時段	私家車		輕型貨車		中型貨車		重型貨車		進出 總和
	進	出	進	出	進	出	進	出	
早上時段 (9:00-10:00) 每小時車流量	1	0	1	0	0	0	0	0	2
下午時段 (17:00-18:00) 每小時車流量	0	1	0	1	0	0	0	0	2
每小時車流量 (8:00-9:00; 10:00-17:00; 18:00-22:00)	0.5	0.5	0.5	0.5	0	0	0	0	2

本申請會提供 20 個停車位，包括 2 個輕型貨車停車位、3 個私家車停車位及 15 個汽車陳列室用途(8 個輕型貨車及 7 個私家車)，有 1 個私家車停車位及 2 個輕型貨車停車位會供給員工使用，其餘 2 個停車位會讓客人使用，申請地點內的私家車停車位置需要預先以有效方式，例如電話向申請人預約，不接受未有預約的車輛使用。

進入申請地點的人士會使用錦泰路前往本申請地點。本申請的車流量少，不會對附近交通造成負面影響。錦泰路為一條單線單程的道路，並設有避車處。私家車及客貨車有足夠的位置通過及進行調動。

申請地點的出入口約 7 米闊。

在申請地點內所有車位附近有足夠的空間來讓車輛進行可調遣的動作，足夠讓客貨車及私家車車輛使用，請參考 Appendix 2。

在申請地點內有足夠的空間讓車輛進行調遣的動作，不需在公用道路上讓車輛等候進入本申請地點、停泊在公用道路及以倒後形式進出本申請地點。調遣空間請參考文件尾端。

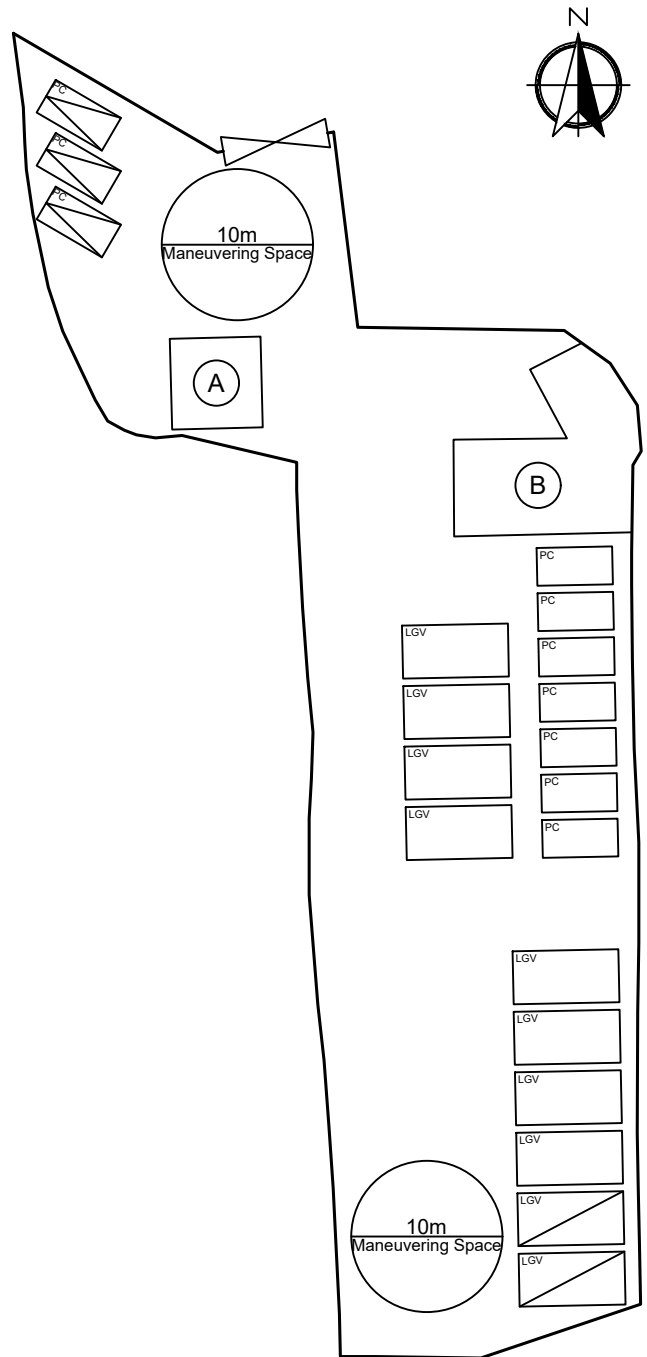
此申請不允許超過 5.5 噸的貨車進入申請地點。

本人明白及了解連接申請地點的道路不是由 貴署管理，亦了解道路管理及維修的責任不是由 貴署負責。

希望此附加文件能釋除 貴署的隱憂，並支持本申請。

## Proposed Structures Details

	<u>Structures</u>	<u>Gross Floor Area (GFA)</u>	<u>Height (Not Exceeding)</u>	<u>No. of Storey</u>	<u>Unit(s)</u>
A	Office with Ancillary Storage	About 6m x 6m = 36 m <sup>2</sup>	4m	1	1
B	Shop and Services (Motor-Vehicle Showroom) with Ancillary Storage	About 106 m <sup>2</sup>	4m	1	1
	<b>Total</b>	<b>About 142 m<sup>2</sup></b>			
	Private Car Parking Space	5m x 2.5m			3
	LGV Parking Space	7m x 3.5m			2
	Spaces for Displaying Vehicle (Private Car)	5m x 2.5m			7
	Spaces for Displaying Vehicle (LGV)	7m x 3.5m			8



### Legend:

- Ingress/egress (Width: About 7m)
- Proposed Structures
- Display Car Parking Space
- Private Car Parking Space
- LGV Parking Space
- Office with Ancillary Storage
- Shop and Services with Ancillary Storage

Total Area: 1,817.4 m<sup>2</sup> (About)  
 Covered Area: 142 m<sup>2</sup> (About)  
 Uncovered Area: 1,675.4 m<sup>2</sup> (About)  
 Non-Domestic GFA: 142 m<sup>2</sup> (About)  
 Nos. of Proposed Structures: 2

### Appendix 2

Location: DD 110 Lot 129 RP  
DD 110 Lot 134 (Part)

OZP: S/YL-KTN/11  
District: Kam Tin North  
Zoning: Residential (Group C) 2

Date: 25 March 2026

### Proposed Layout Plan

擬議佈局平面圖

擬議商店及服務行業(汽車陳列室)  
連附屬設施(為期5年)

Proposed Temporary Shop and Services  
(Motor-vehicle Showroom) with Ancillary Facilities  
for a Period of 5 Years

### SCALE

1:500

@A4

For Identification Only

Drawing No.:

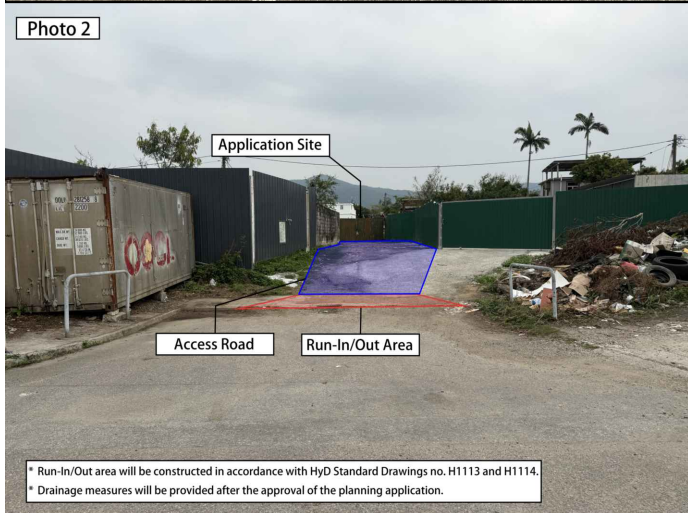
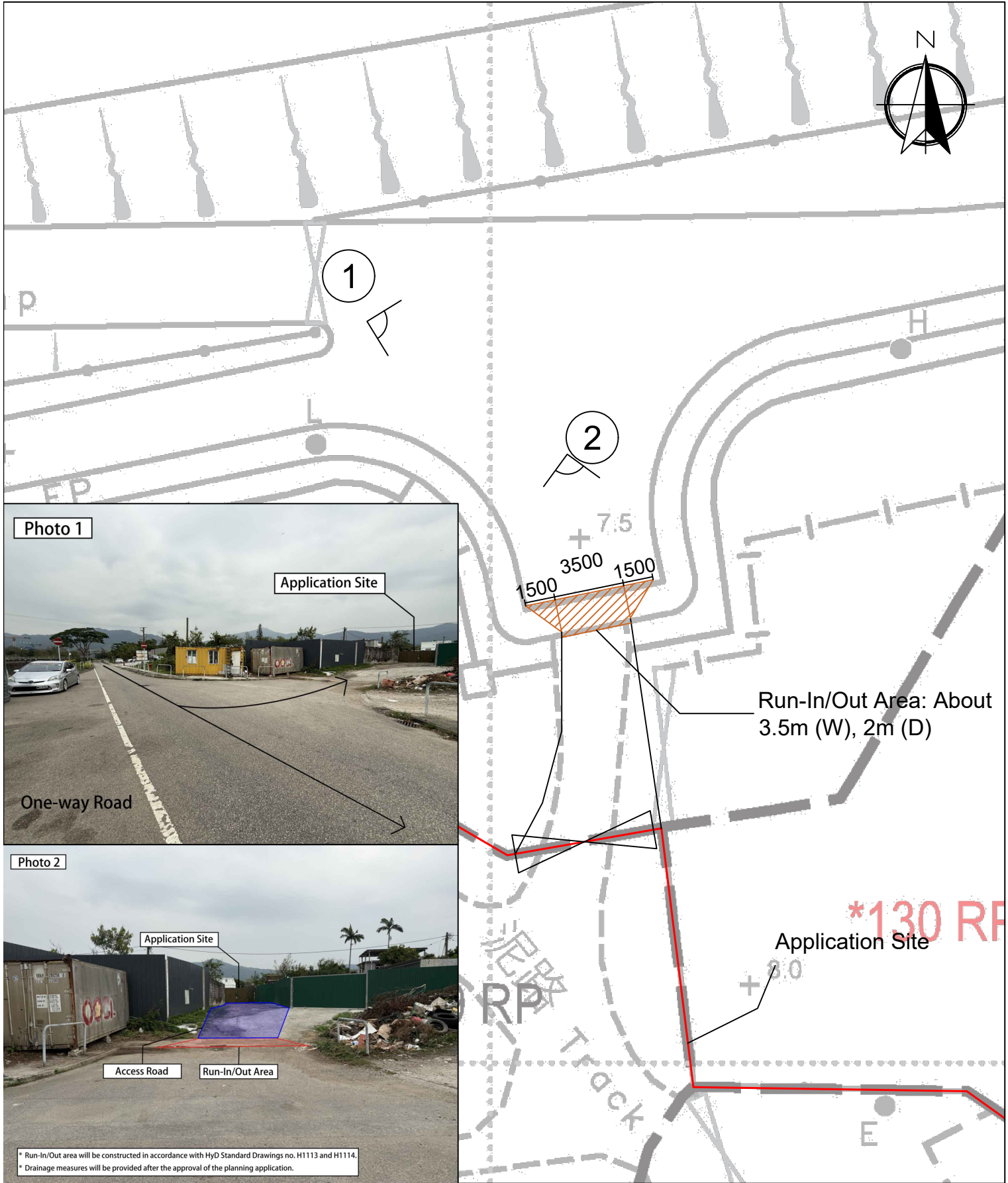
2-01



Scale: Undefined @A4

Captured from map.gov.hk on 20<sup>th</sup> January 2026

<p><b>Appendix 3</b> Existing Vehicular Access</p>	<p>Location: D.D. 110 Lot 129 RP, D.D. 110 Lot 134 (Part) OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Residential (Group C) 2</p>	<p>Project: Proposed Temporary Shop and Services (Motor-vehicle Showroom) with Ancillary Facilities for a Period of 5 Years</p>	<p>Width of Kam Tai Road: 3-5m (About) with passing space Map Legend: ●●●●● Road Path — Site Boundary</p>	<p>Drawing No.: 3-1 For Identification Only Date: 05/03/2026</p>
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\* Run-In/Out area will be constructed in accordance with HyD Standard Drawings no. H1113 and H1114.  
 \* Drainage measures will be provided after the approval of the planning application.

**Legend:**

- Run In/Out
- Viewing Point

\* The design of the run in/out shall follow HyD standard drawings no. H1113C and H1114B.  
 \* Grade 40/20 concrete will be used in this run in/out area.

Location: DD 110 Lot 129 RP  
 DD 110 Lot 134 (Part)

OZP: S/YL-KTN/11  
 District: Kam Tin North  
 Zoning: Residential (Group C) 2

Date: 1 April 2026

**Run In/Out Plan**

Proposed Temporary Shop and Services  
 (Motor-vehicle Showroom) with Ancillary Facilities  
 for a Period of 5 Years

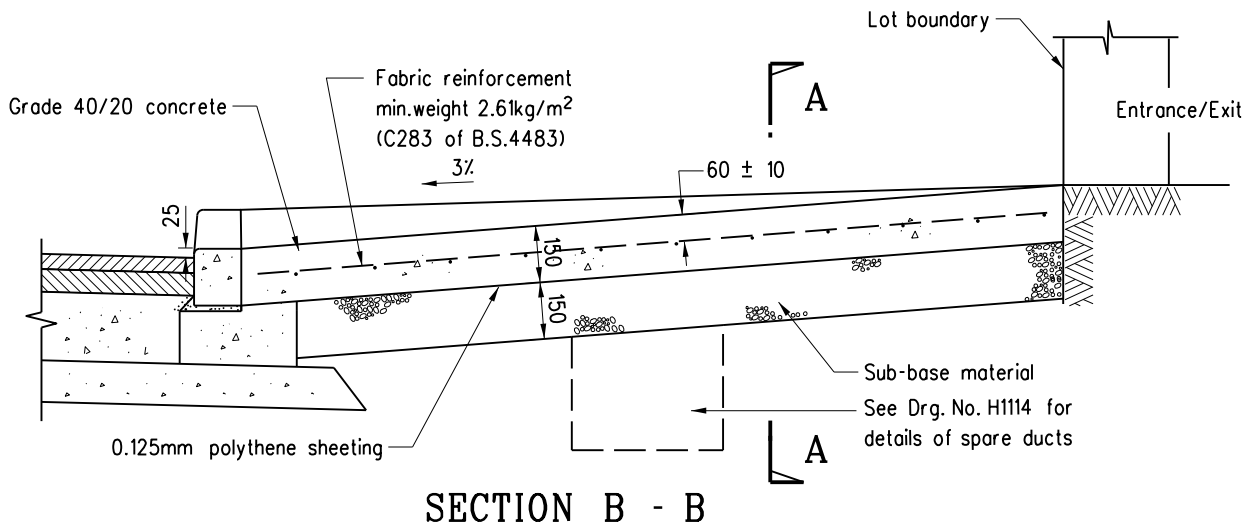
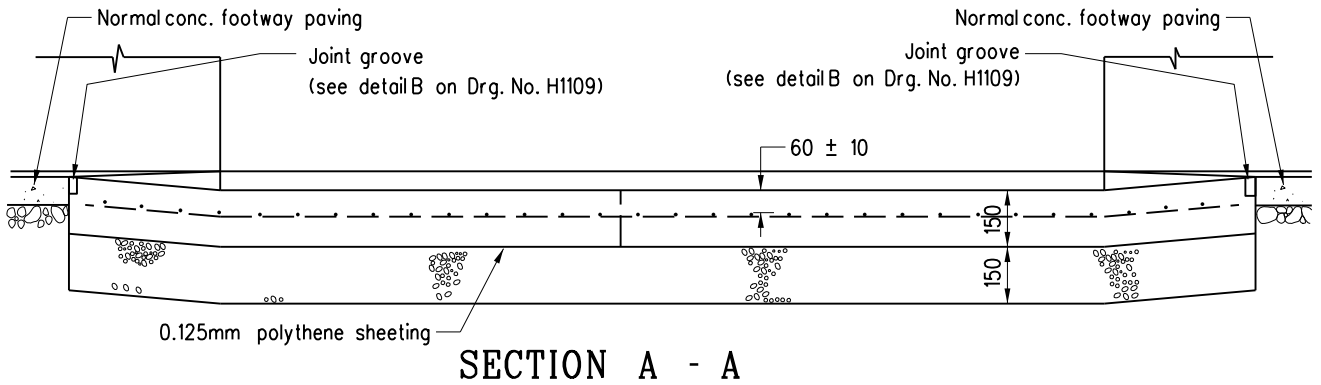
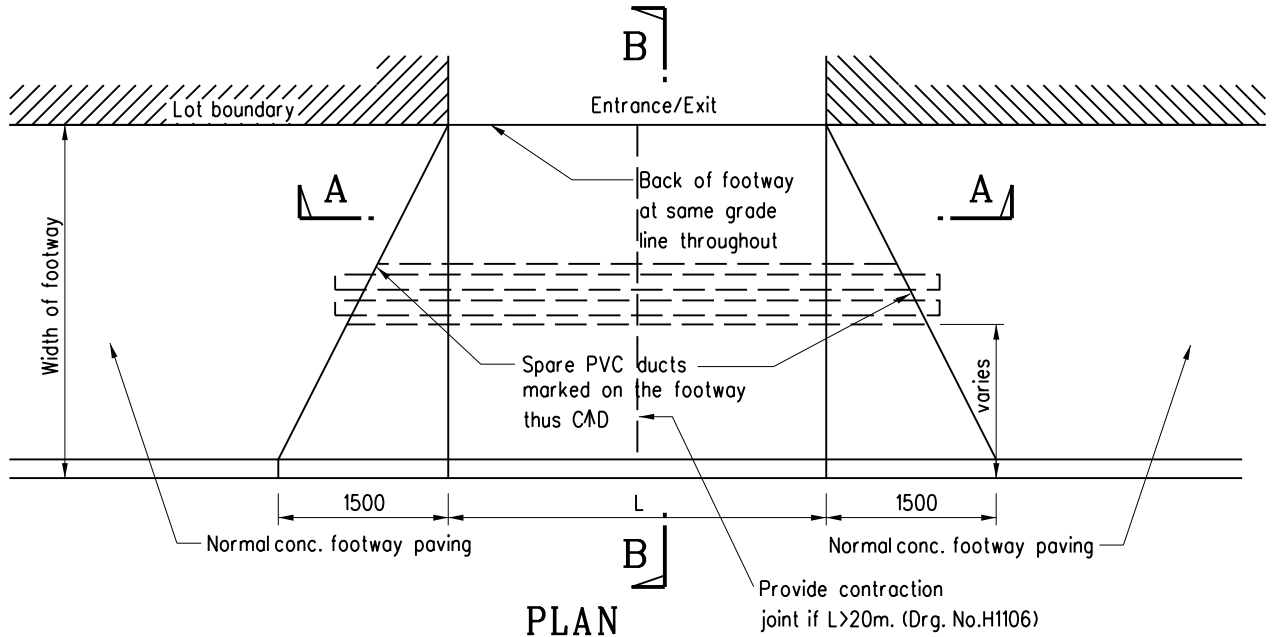
**Appendix 6**

**SCALE**  
 1:250 @ A4

For Identification Only

Drawing No.:

6-1



Note:

1. All dimensions are in millimetres.

REF.	REVISION	SIGNATURE	DATE
C	General revision	Original signed	Oct 19
B	Joint groove details revised	-	Nov 96
A	Grade of concrete revised	-	Sept 96
	Former Drg. No. H1011A with general revision	-	June 94

**TYPICAL DETAILS  
OF RUN-IN  
( SHEET 1 OF 2 )**

**HIGHWAYS DEPARTMENT**

REFERENCE

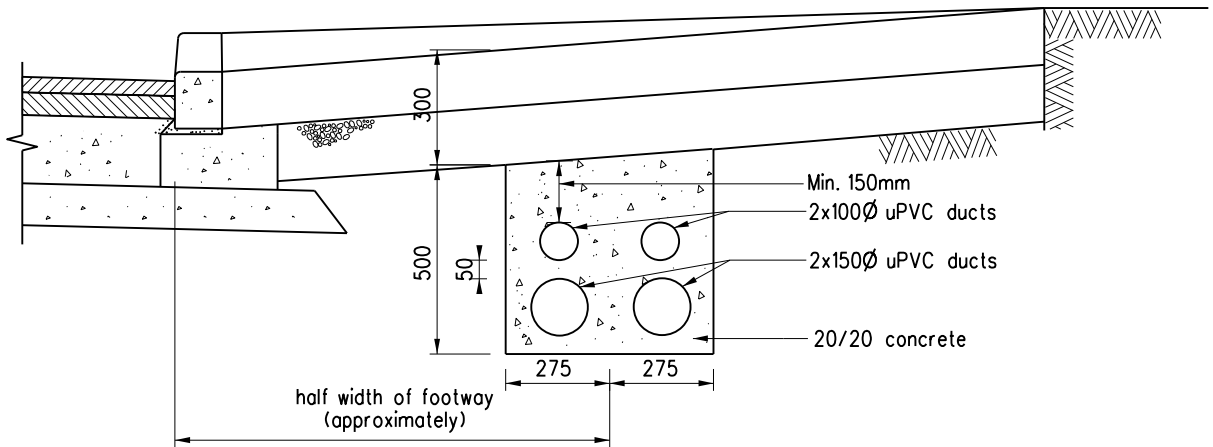
DRAWING No.

CAD

SCALE

1:20

**H 1113C**



OPTION A



OPTION B

Notes:

1. 100 diameter ducts are provided for cables of ATC or CCTV.  
150 diameter ducts are provided for power cables.
2. The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
3. Position of both ends of the duct bank to be marked on footway thus CAD.

B	General revision	Original signed	Oct 19
A	Concrete cover revised		Sep 96
	Former Drg. No. H1011A with general revision		Jun 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS  
OF RUN-IN  
( SHEET 2 OF 2 )

HIGHWAYS DEPARTMENT

REFERENCE

DRAWING No.

CAD

SCALE

1:20

H 1114B