

寄件者: Chong Hermose [REDACTED]
寄件日期: 2026年09月16日星期三 14:42
收件者: tpbpd/PLAND
主旨: s16 Application No. A/YL-KTN/1264 : 補充文件
附件: A_YL-KTN_1264_Reply to Hyd Comments.pdf

城規會/規劃處：

大家好。

有關規劃許可：A/YL-KTN/1264 的申請，現附上補充文件，回應部門意見。

請查收，謝謝。

如有什麼問題，請隨時聯絡我。

Ms Chong
[REDACTED]



領瀨工程策劃

LEADING VANTAGE ENGINEERING & PLANNING

Your Ref.: A/YL-KTN-984 (OLD) - A/YL-KTN-1264 (new)

Date: 9 September 2026

The Chief Engineer / New Territories West
Highways Department

Dear Sir/Madam,

Proposed Run-in/Out at Kam Tai Road

Site: Lot 130 RP in DD 110

(Response to HyD's Comments)

We refer to the comments issued by the Chief Engineer / New Territories West, Highways Department in respect of the captioned application (a copy of which is attached herewith at **Appendix A** for ease of reference).

On behalf of the Applicant, we have carefully reviewed the comments raised and have revised the submission plans accordingly. Please find enclosed our point-by-point response together with the supporting documents as listed below:

Appendix A — Copy of HyD's Comment Letter

Page 2-3

Appendix B — Applicant's Point-by-Point Reply to HyD's Comments

Page 4

Appendix C — Revised Submission Plans (Run-in/Out Location and Dimensions Highlighted in Yellow)

Page 5

Appendix D — Highways Standard Drawing Nos. H1113 and H1114

Page 6-7

Appendix E — Site Photographs

Page 8

Should you require any clarification or further information, please do not hesitate to contact the undersigned Kenny Lam at [REDACTED]

Yours faithfully,

For and on behalf of

For and on behalf of
Leading Vantage Engineering & Planning

領瀨工程策劃

.....
Authorized Signature(s)

Lam King Ho, Kenny

Managing Director

規劃署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路388號
中染大廈22樓2202室

**Planning Department**

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

Appendix A

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-KTN/984
電話號碼 Tel. No. : 3168 4046
傳真機號碼 Fax No. : 3168 4074/3168 4075

郵遞及傳真函件

全堅土地規劃有限公司
(經辦人 : Hermose Chong)

先生/女士：

履行規劃許可附帶條件(a)項
- 提交在錦泰路的車輛進出口通道建議
新界元朗錦田丈量約份第 110 約地段第 130 號餘段和毗連政府土地
擬議臨時私人會所(為期三年)
(規劃申請編號：A/YL-KTN/984)

本處於二零二五年三月十日收到你提交的資料，以履行上述規劃許可附帶條件。就你提交的資料，本處已諮詢有關部門，有關意見如下：

- ☐ 接受。因此，你已經履行上述附帶條件。部門詳細意見請見附件。
- ☐ 接受。由於上述附帶條件要求提交及落實建議，因此，你未有完全履行有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。
- ☒ 不接受。因此，上述附帶條件未能被視作已履行。部門詳細意見請見附件。

很抱歉因為人手短缺，我們未能為你提供部門詳細意見的中文譯本。如你對部門意見有疑問，請直接聯絡路政署蔡健文先生(電話: 2762 4905)。

規劃署
粉嶺、上水及元朗東規劃專員

(鄭志釗



代行)

二零二五年六月十二日

規劃署35周年
Anniversary of Planning Department

劃出更多可能 · 創造無限機遇
Planning a Future of Boundless Opportunities

副本送:

路政署總工程師／新界西
運輸署署長

(經辦人: 蔡健文先生)

(經辦人: 蔡皓先生)

內部副本:

總城市規劃師/城市規劃委員會

DC/jc

附件路政署總工程師／新界西的意見:

1. The submission is considered insufficient to demonstrate the proposed run-in/out at Kam Tai Road complying with HyD's requirements. The applicant should provide a run-in/out at Kam Tai Road in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set as appropriate to match with the existing adjacent pavement. Location and dimensions of the run-in/out should be indicated in the proposal for easy reference.
2. The applicant should also submit the details of road modification works, including modification of street furniture and road drainage if any, at Kam Tai Road for review by TD and HyD. No modification works should be implemented unless approval on the modification proposal was obtained from TD and HyD.



Appendix B

Applicant's Point-by-Point Response to Comments from CE/NTW, HyD

Comment 1

The submission is considered insufficient to demonstrate the proposed run-in/out at Kam Tai Road complying with HyD's requirements. The applicant should provide a run-in/out at Kam Tai Road in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set as appropriate to match with the existing adjacent pavement. Location and dimensions of the run-in/out should be indicated in the proposal for easy reference.

Applicant's Reply to Comment 1

Noted with thanks. The submission plans have been revised accordingly to fully address the above comment. The revised plans, enclosed at **Appendix C**, clearly indicate the following:

- (a) the location of the Application Site;
- (b) the location and dimensions of the proposed run-in/out at Kam Tai Road, which has been highlighted in yellow on the revised plans, with a proposed run-in area width of 7.5 m; and
- (c) site photographs showing the existing access arrangement and the condition of the adjoining pavement along Kam Tai Road.

The proposed run-in/out shall be designed and constructed strictly in accordance with the latest version of **Highways Standard Drawing Nos. H1113 and H1114**, the references to which have been highlighted in yellow on the revised plans for ease of reference. Copies of the aforesaid Highways Standard Drawings are also enclosed at **Appendix D** for your review and record.

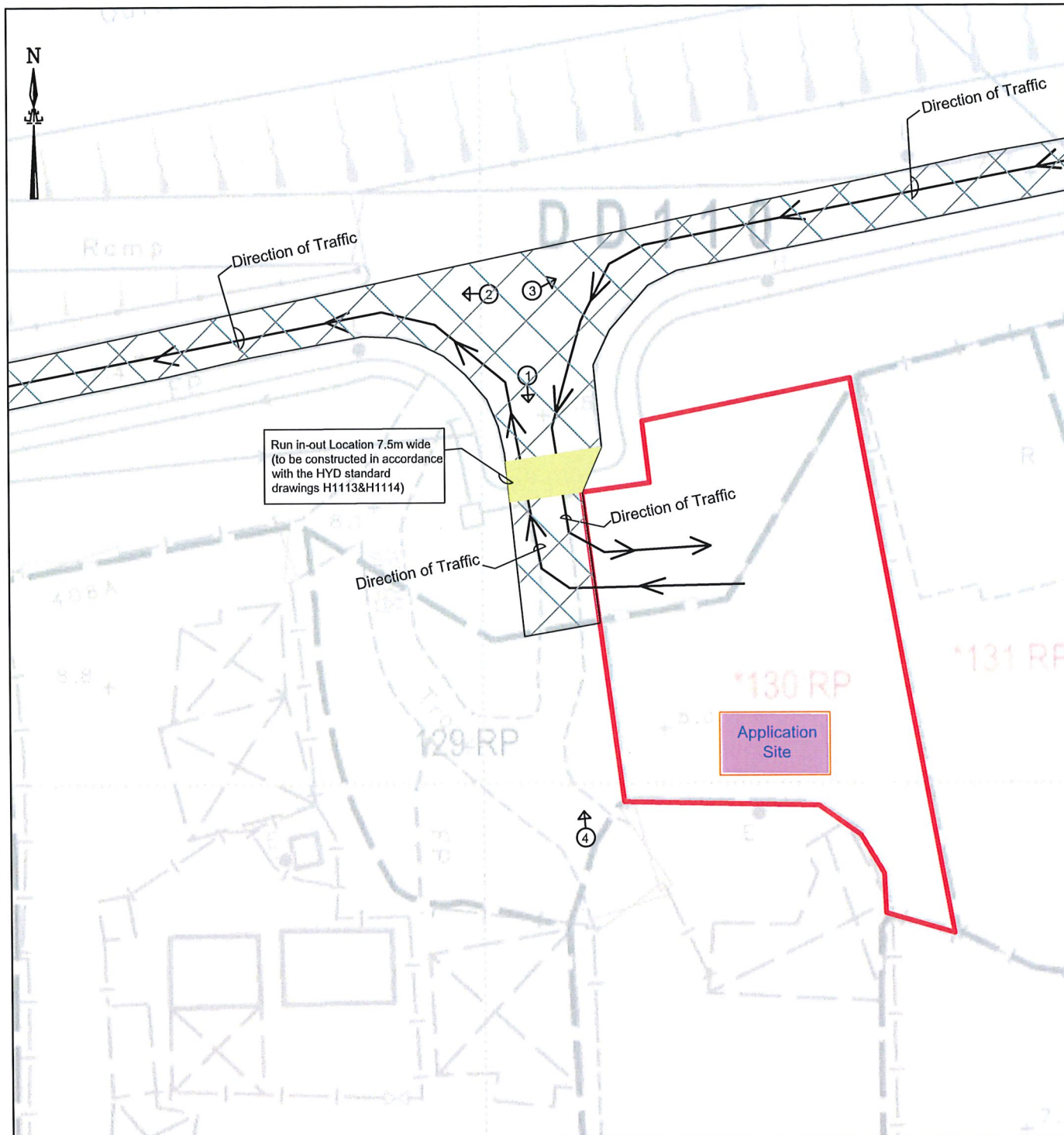
Comment 2

The applicant should also submit the details of road modification works, including modification of street furniture and road drainage if any, at Kam Tai Road for review by TD and HyD. No modification works should be implemented unless approval on the modification proposal was obtained from TD and HyD.

Applicant's Reply to Comment 2

Noted with thanks. Site photographs illustrating the existing condition of Kam Tai Road and the location of the proposed access have been incorporated into the revised plans (**Appendix C**) for your reference. As shown therein, the proposed access is to be formed at an **existing vehicular access point** along Kam Tai Road, and accordingly, no modification to the existing street furniture or road drainage along Kam Tai Road is presently envisaged under this proposal.

The Applicant hereby confirms that the proposed run-in/out shall be constructed in full compliance with Highways Standard Drawing Nos. H1113 and H1114 to match the existing adjacent pavement. In the event that your department considers any additional road modification works, alterations to street furniture, or road drainage modifications to be necessary, the Applicant would be grateful if such requirements could be advised in writing. A separate submission detailing the proposed modification works will thereafter be prepared and submitted to TD and HyD for review, and the Applicant undertakes that **no modification works shall be implemented on site prior to obtaining the necessary approvals from TD and HyD.**

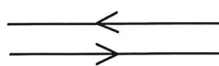


SITE PLAN (SCALE 1:200)

COLOUR INDICATION



Existing Vehicular Road



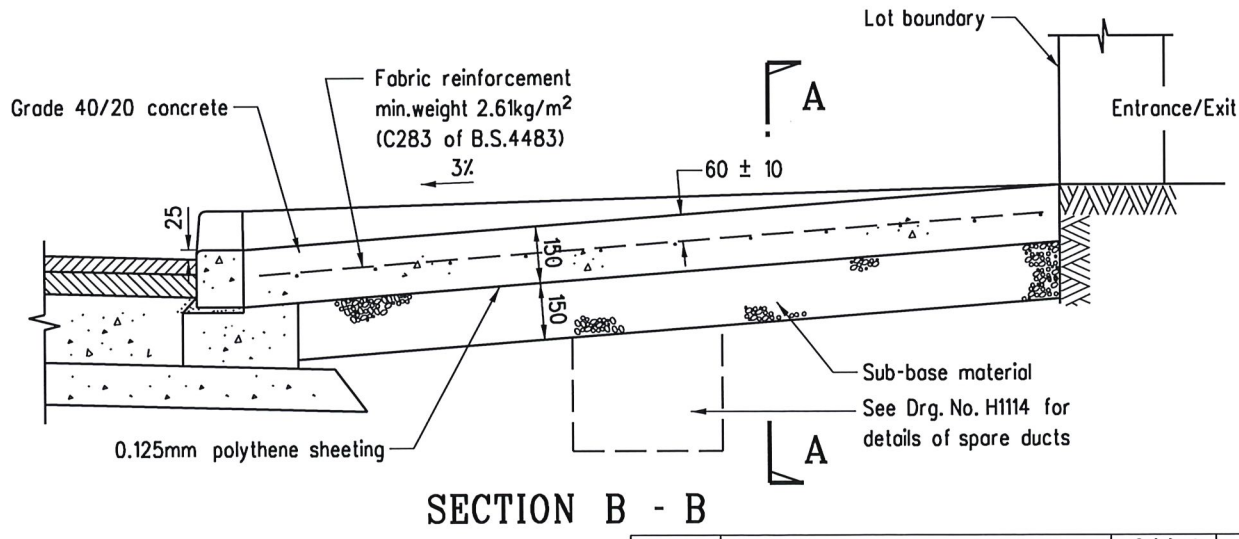
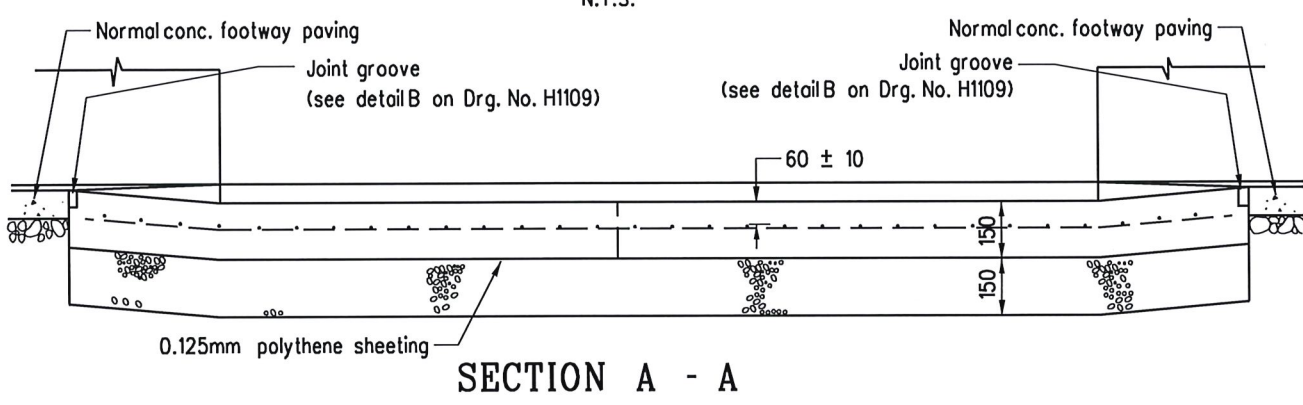
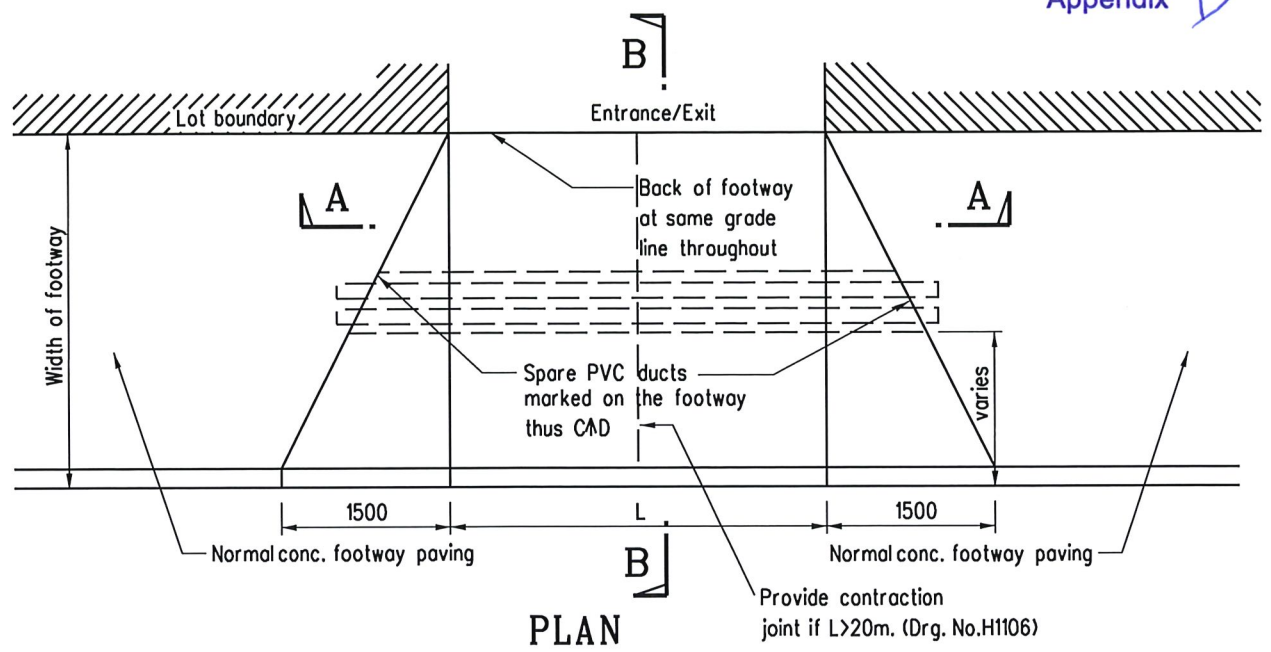
Direction of Traffic



Run in-out Location(to be
constructed in accordance
with the HYD standard
drawings H1113& H1114)

LOT NO. Lot 130 RP in DD 110.

A/YL-KTN/984(old) A/YL-KTN/1264(new)



Note:

1. All dimensions are in millimetres.

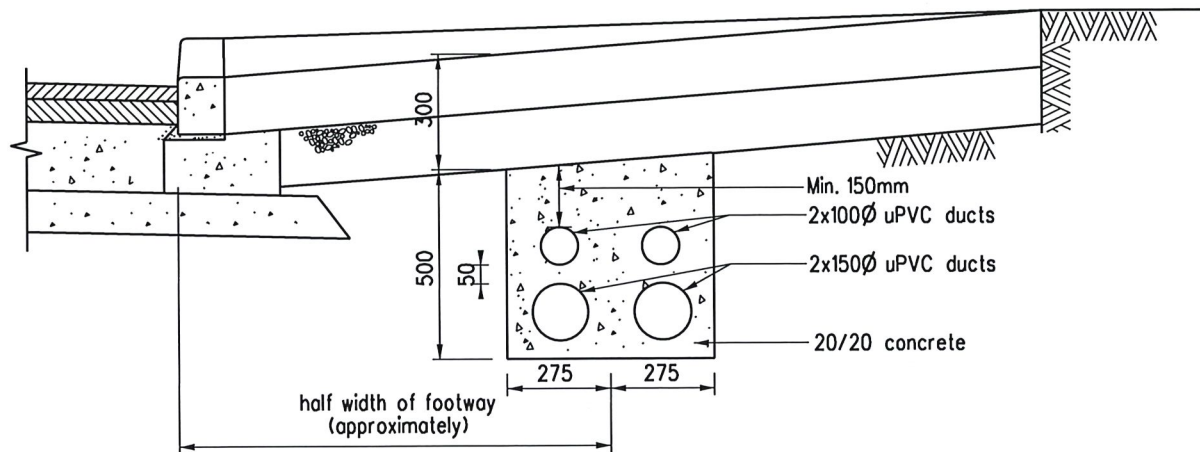
C	General revision	Original signed	Oct 19
B	Joint groove details revised	-	Nov 96
A	Grade of concrete revised	-	Sept 96
	Former Drg. No. H1011A with general revision	-	June 94
REF.	REVISION	SIGNATURE	DATE

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

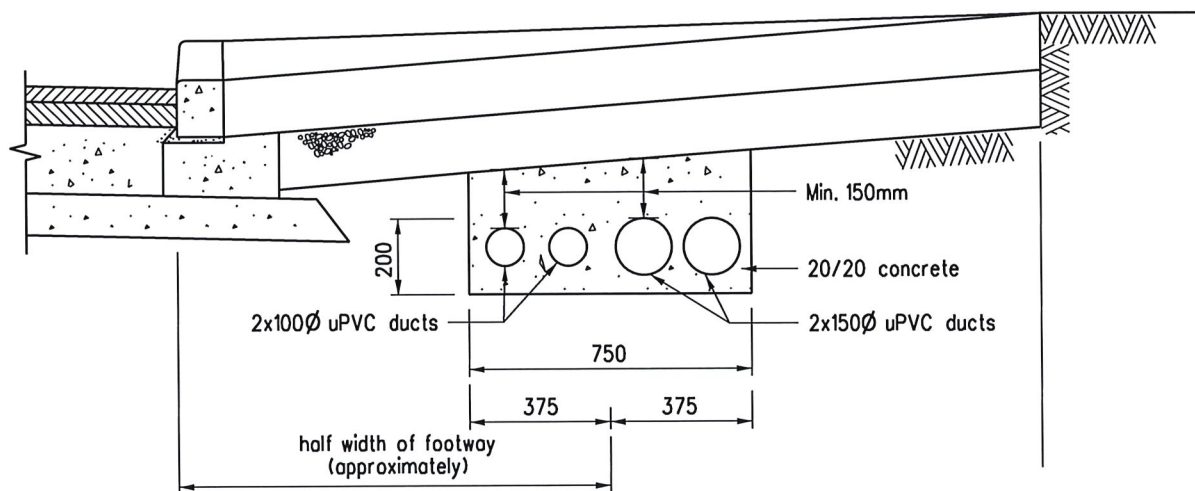
HIGHWAYS DEPARTMENT

REFERENCE	DRAWING No.	CAD
SCALE 1:20	H 1113C	

6



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

Site Photo



Photo - 01



Photo - 02



Photo - 03

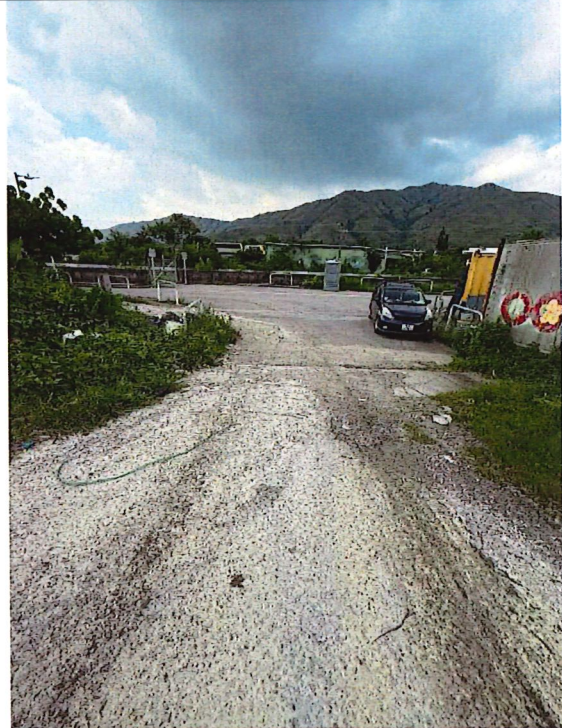


Photo - 04

LOT NO. Lot 130 RP in DD 110. A/YL-KTN/984(old) A/YL-KTN/1264(new)