

Urgent Return receipt Expand Group Restricted Prevent Copy

Michael Chi Kin SO/PLAND

寄件者: [REDACTED]
寄件日期: 2025年02月11日星期二 13:59
收件者: Michael Chi Kin SO/PLAND
主旨: Re: [For response] [Departmental Comment] Application No. A/YL-KTS/1038
附件: P02 (Master Layout) 11-2-2025.pdf; P04 (Access to the site with minibus no) 11-2-2025.pdf; Revised S16-1 Page 9 & 16.PDF; Swepth path P05 to P13.PDF
類別: Internet Email

Dear Mr So,

I would like to submit the revised S16-1 (page 9 & 16) , Master layout plan , Plan of access to site with minibus no & Plan of Swepth Path of Manoeuvring within the site (P05 to P13) & reply the comments of the Commissioner for Transport as follow:

1. The number of parking spaces is reduced to 6 nos.
2. It is estimated that maximum 6 customers per day, i.e. 12 trips to be generated due to the development. No significant traffic impact to Kam Ho Road and local access.
3. Drawing P05 to P13 are provided demonstrating the smooth manoeuvring of vehicles to/from Kam Ho Road, along the local access and within the site.
4. Nearest public transport services is presented in Drawing P04.
5. Noted.

If you have question , Please feel free to contact us.

Best regards,
Mr Man
Glister Engineering Consultant Co.

From: Michael Chi Kin SO/PLAND <mckso@pland.gov.hk>
Sent: Monday, December 16, 2024 7:07 AM
To: [REDACTED]
Cc: Gary Tat Leung LAM/PLAND <gtllam@pland.gov.hk>; Anna Ka Yan TONG/PLAND <akytong@pland.gov.hk>
Subject: [For response] [Departmental Comment] Application No. A/YL-KTS/1038

Dear Mr. MAN,

I refer to the captioned s.16 planning application. Please find below the departmental comment on the application for your information and make a draft response.

Comments of the Commissioner for Transport :
(Contact person: Mr. CAI Hao, Philil, Tel: 2399 2421)

- (a) The proposed number of parking space is disproportion to the planning application;
- (b) The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Kam Ho Road and the local access;


Urgent Return receipt Expand Group Restricted Prevent Copy

- (c) The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kam Ho Road, along the local access and within the site;
- (d) The applicant should provide nearest public transport services and indicate on the layout plan;
- (e) The applicant should note the local access between Kam Ho Road and the site is not managed by this Department

Should you have any questions, please feel free to contact me. Thank you.

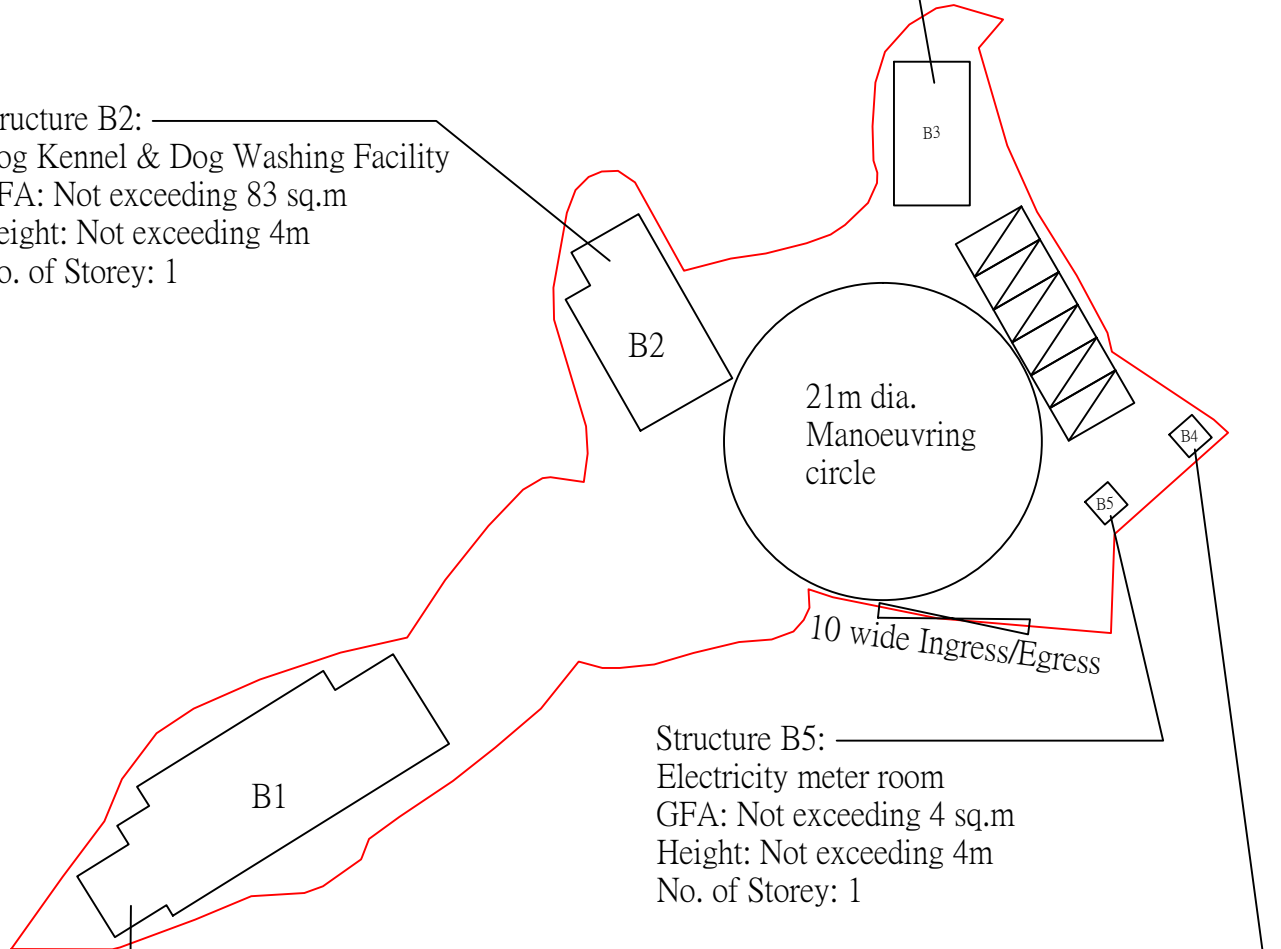
Best Regards,
Michael SO
FS&YLE DPO, PlanD
Tel.:3907 0963

Site Area: 1562 sq.m

 6 nos. 5m x 2.5m car parking spaces

Structure B2:
Dog Kennel & Dog Washing Facility
GFA: Not exceeding 83 sq.m
Height: Not exceeding 4m
No. of Storey: 1

Structure B3:
Site Office
GFA: Not exceeding 47.5 sq.m
Height: Not exceeding 4m
No. of Storey: 1



Structure B1:
Dog Kennel & Dog Recreation Centre
GFA: Not exceeding 191 sq.m
Height: Not exceeding 4m
No. of Storey: 1

Structure B5:
Electricity meter room
GFA: Not exceeding 4 sq.m
Height: Not exceeding 4m
No. of Storey: 1

Structure B4:
Portable Toilet
GFA: Not exceeding 4 sq.m
Height: Not exceeding 4m
No. of Storey: 1

光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

Title:

MASTER LAYOUT PLAN

DD113-513-P02

Drawn by:

DM

Date:

11-2-2025

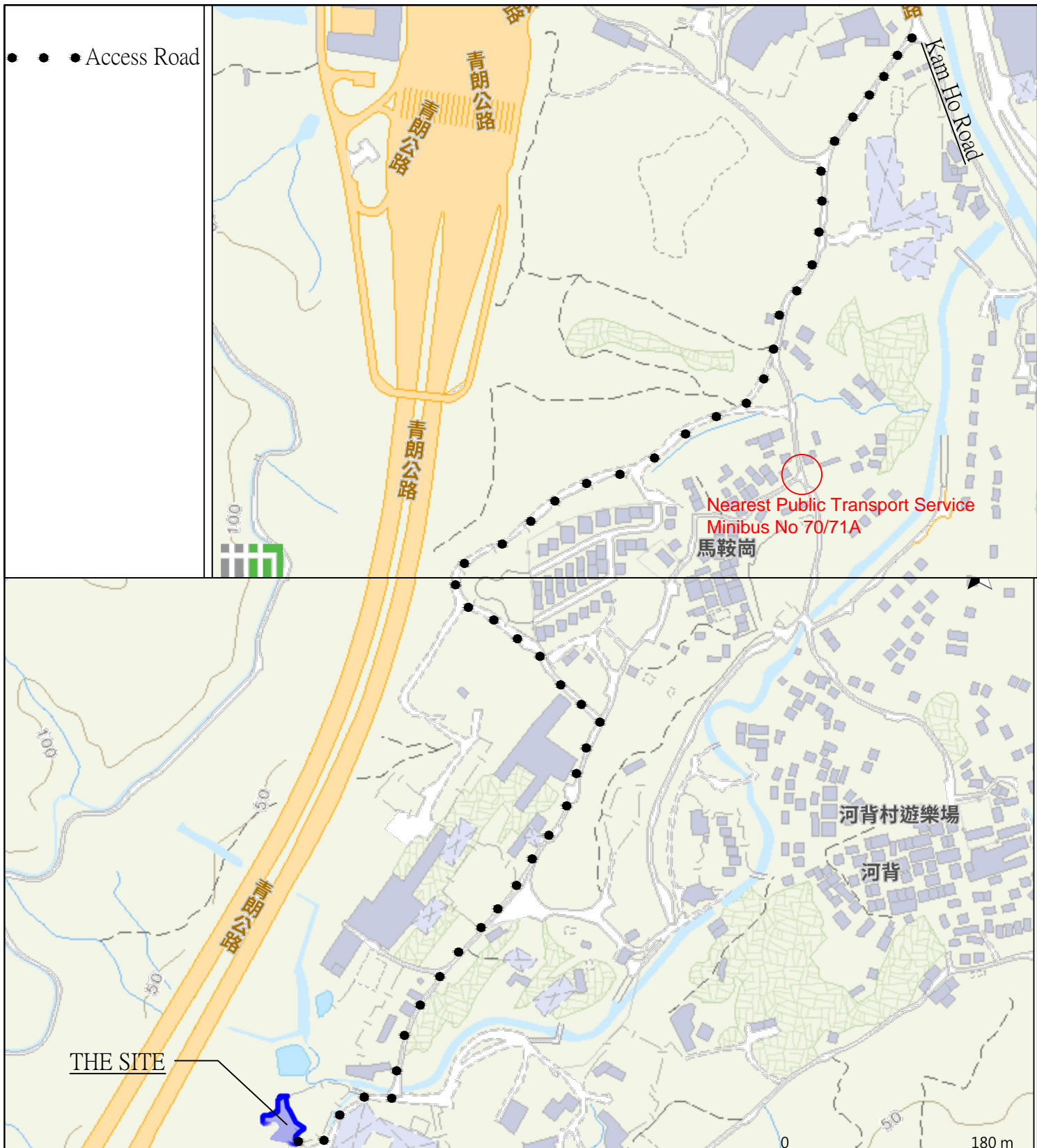
Check by:

DM

Scale:

Project:

Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 513, 514 and 529 in D.D.113, Ma On Kong, Kam Tin, Yuen Long, New Territories



光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

Project:
Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 513, 514 and 529 in D.D.113, Ma On Kong, Kam Tin, Yuen Long, New Territories

Title:

ACCESS PLAN

DD113-513-P04

Drawn by:

DM

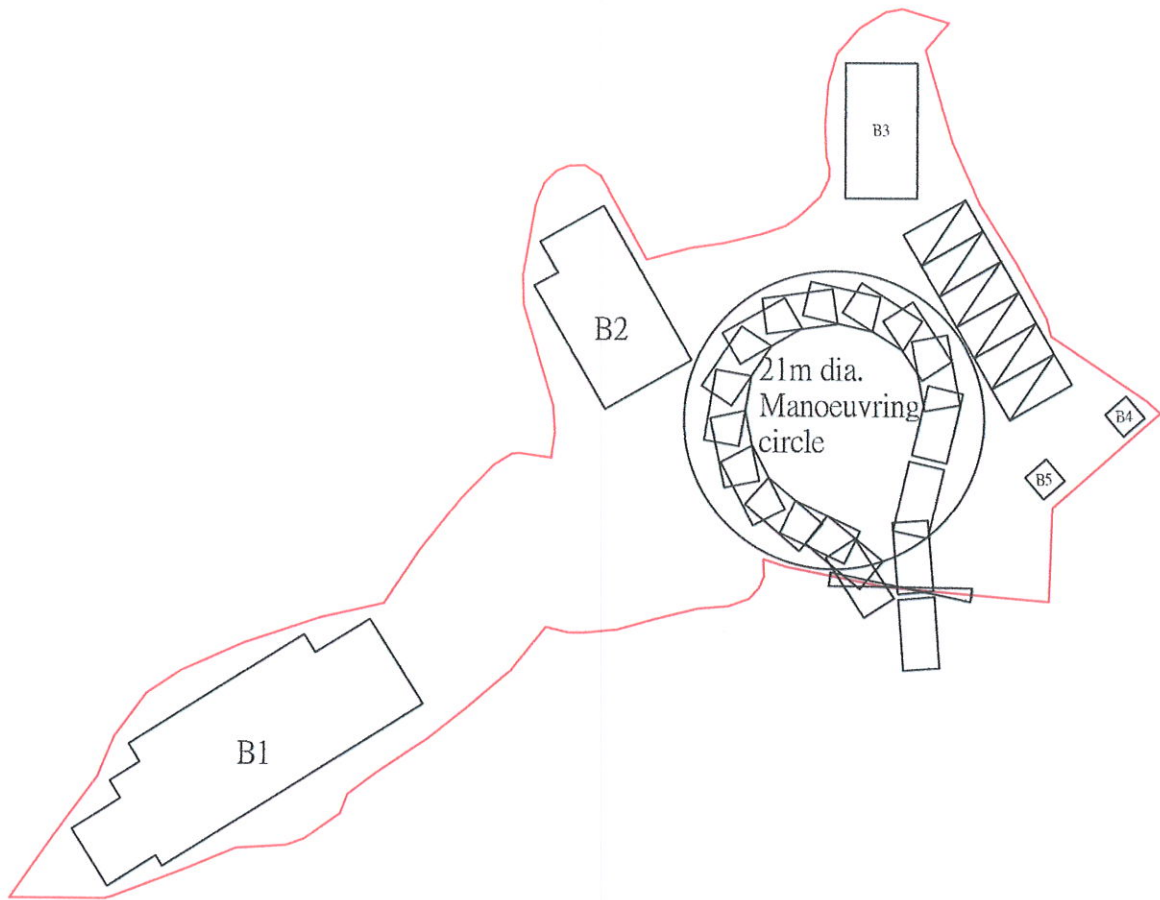
Date:

11-2-2025

Check by:

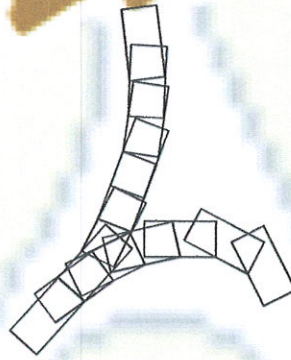
DM

Scale:



<p style="text-align: center;">光輝工程顧問公司 GLISTER ENGINEERING CONSULTANTS CO.</p>	<p>Title: Swept Path of Manoeuvring within The Site</p>		<p>DD113-513-P05</p>
	<p>Drawn by: DM</p>	<p>Date: 11-2-2025</p>	
<p>Project: Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 513, 514 and 529 in D.D.113, Ma On Kong, Kam Tin, Yuen Long, New Territories</p>	<p>Check by: DM</p>	<p>Scale: -----</p>	

錦河路



0 10m

光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

Title:

Swept Path of Manoeuvring
to/from Kam Ho Road

DD113-513-P06

Drawn by:

DM

Date:

11-2-2025

Check by:

DM

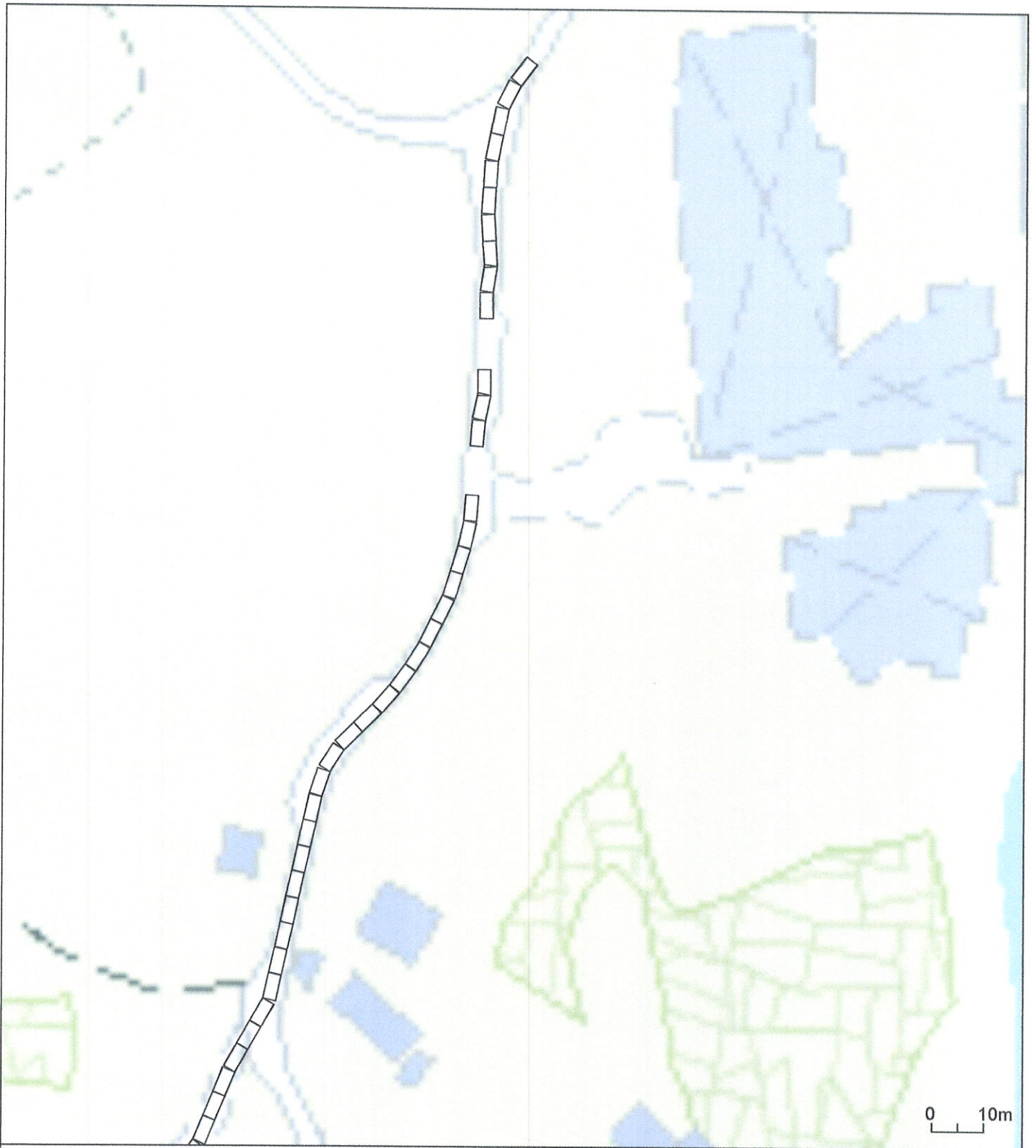
Scale:

Project

Proposed Temporary Animal Boarding Establishment
(Dog Kennel cum Dog Recreation Centre) for a
Period of 3 Years at Lots 513, 514 and 529 in D.D.113,
Ma On Kong, Kam Tin, Yuen Long, New Territories



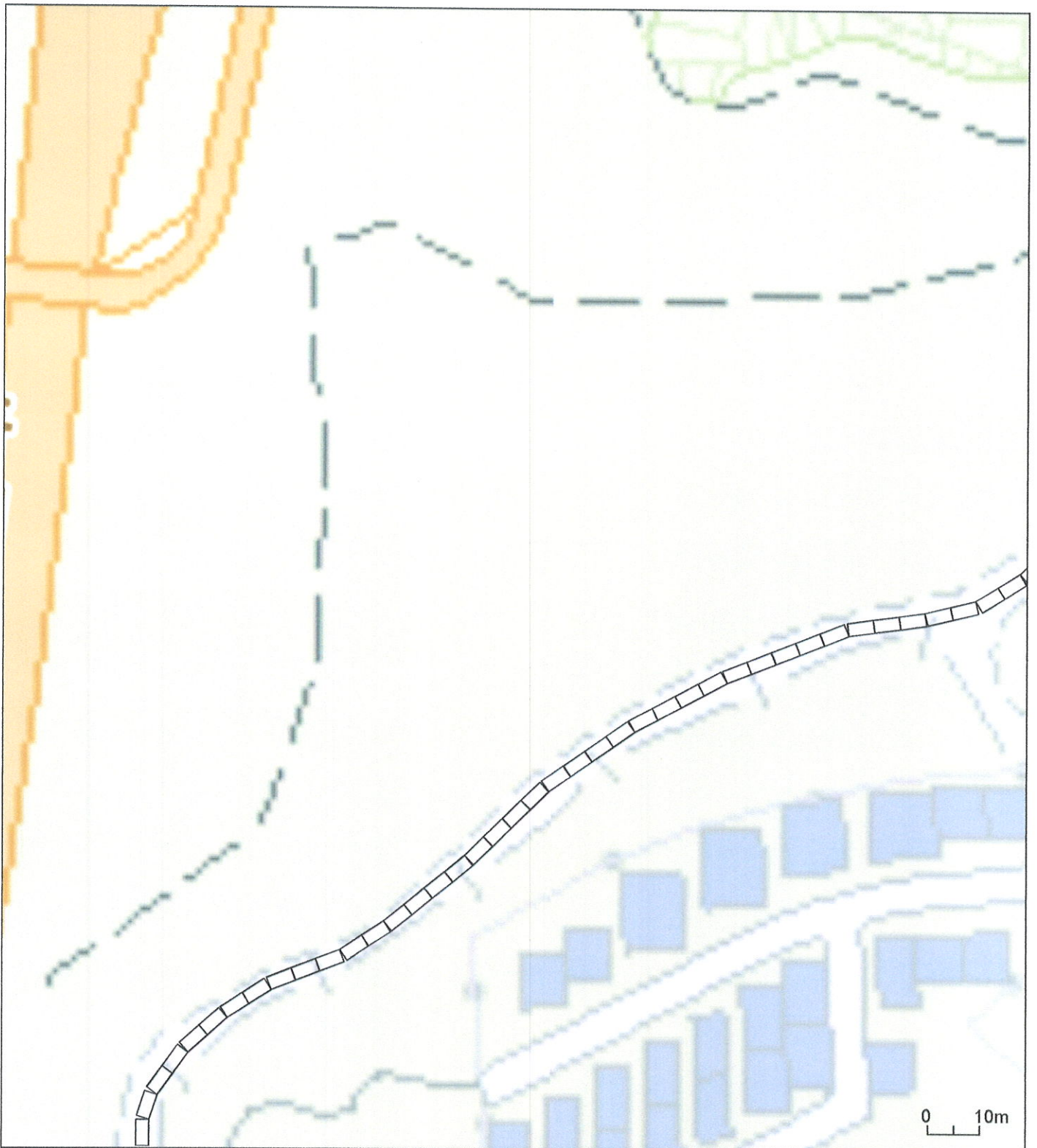
<p>光輝工程顧問公司</p> <p>GLISTER ENGINEERING CONSULTANTS CO.</p>	<p>Title:</p> <p>Swept Path of Manoeuvring along the Local Access (1)</p>	<p>DD113-513-P07</p>
	<p>Drawn by:</p> <p>DM</p>	<p>Date:</p> <p>11-2-2025</p>
<p>Project</p> <p>Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 513, 514 and 529 in D.D.113, Ma On Kong, Kam Tin, Yuen Long, New Territories</p>	<p>Check by:</p> <p>DM</p>	<p>Scale:</p> <p>----</p>



<p style="text-align: center;">光輝工程顧問公司</p> <p style="text-align: center;">GLISTER ENGINEERING CONSULTANTS CO.</p>	<p>Title:</p> <p style="text-align: center;">Swept Path of Manoeuvring along the Local Access (2)</p>		<p>DD113-513-P08</p>
	<p>Drawn by:</p> <p style="text-align: center;">DM</p>	<p>Date:</p> <p style="text-align: center;">11-2-2025</p>	
<p>Project</p> <p>Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 513, 514 and 529 in D.D.113, Ma On Kong, Kam Tin, Yuen Long, New Territories</p>	<p>Check by:</p> <p style="text-align: center;">DM</p>	<p>Scale:</p> <p style="text-align: center;">-----</p>	



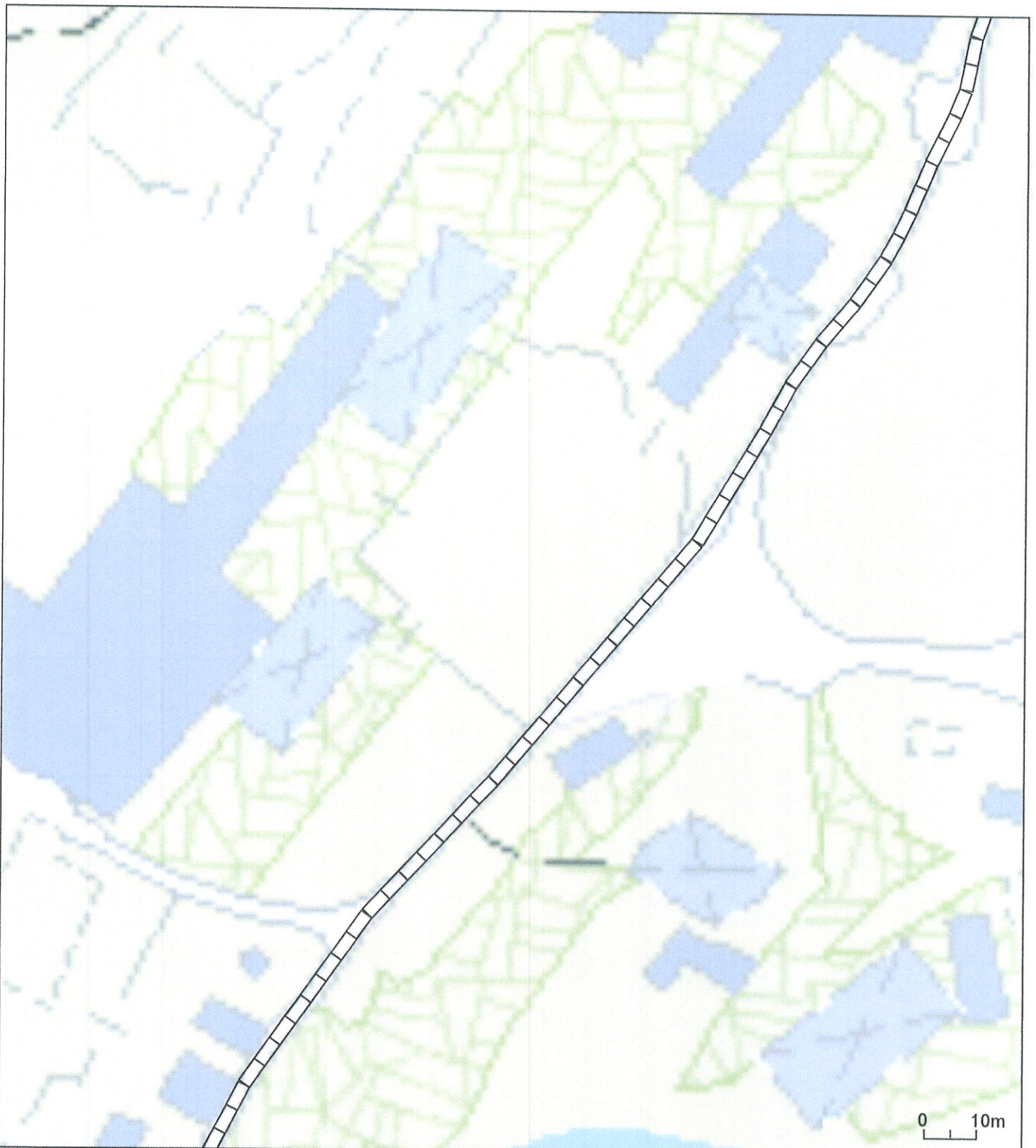
<p>光輝工程顧問公司</p> <p>GLISTER ENGINEERING CONSULTANTS CO.</p>	<p>Title:</p> <p>Swept Path of Manoeuvring along the Local Access (3)</p>		<p>DD113-513-P09</p>
	<p>Drawn by:</p> <p style="text-align: center;">DM</p>	<p>Date:</p> <p style="text-align: center;">11-2-2025</p>	
<p>Project</p> <p>Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 513, 514 and 529 in D.D.113, Ma On Kong, Kam Tin, Yuen Long, New Territories</p>	<p>Check by:</p> <p style="text-align: center;">DM</p>	<p>Scale:</p> <p style="text-align: center;">-----</p>	



<p>光輝工程顧問公司</p> <p>GLISTER ENGINEERING CONSULTANTS CO.</p>		<p>Title:</p> <p>Swept Path of Manoeuvring along the Local Access (4)</p>		<p>DD113-513-P10</p>
<p>Project</p> <p>Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 513, 514 and 529 in D.D.113, Ma On Kong, Kam Tin, Yuen Long, New Territories</p>		<p>Drawn by:</p> <p>DM</p>	<p>Date:</p> <p>11-2-2025</p>	
		<p>Check by:</p> <p>DM</p>	<p>Scale:</p> <p>-----</p>	



<p>光輝工程顧問公司</p> <p>GLISTER ENGINEERING CONSULTANTS CO.</p>	<p>Title:</p> <p>Swept Path of Manoeuvring along the Local Access (5)</p>		<p>DD113-513-P11</p>
	<p>Drawn by:</p> <p style="text-align: center;">DM</p>	<p>Date:</p> <p style="text-align: center;">11-2-2025</p>	
<p>Project</p> <p>Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 513, 514 and 529 in D.D.113, Ma On Kong, Kam Tin, Yuen Long, New Territories</p>	<p>Check by:</p> <p style="text-align: center;">DM</p>	<p>Scale:</p> <p style="text-align: center;">-----</p>	



<p style="text-align: center;">光輝工程顧問公司</p> <p style="text-align: center;">GLISTER ENGINEERING CONSULTANTS CO.</p>	<p>Title:</p> <p style="text-align: center;">Swepth Path of Manoeuvring along the Local Access (6)</p>	<p style="text-align: right;">DD113-513-P12</p>
	<p>Drawn by:</p> <p style="text-align: center;">DM</p>	<p>Date:</p> <p style="text-align: center;">11-2-2025</p>
<p>Project</p> <p>Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 513, 514 and 529 in D.D.113, Ma On Kong, Kam Tin, Yuen Long, New Territories</p>	<p>Check by:</p> <p style="text-align: center;">DM</p>	<p>Scale:</p> <p style="text-align: center;">-----</p>



<p style="text-align: center;">光輝工程顧問公司 GLISTER ENGINEERING CONSULTANTS CO.</p>		<p>Title:</p> <p style="text-align: center;">Swept Path of Manoeuvring along the Local Access (7)</p>	<p style="text-align: center;">DD113-513-P13</p>
		<p>Drawn by:</p> <p style="text-align: center;">DM</p>	<p>Date:</p> <p style="text-align: center;">11-2-2025</p>
<p>Project</p> <p>Proposed Temporary Animal Boarding Establishment (Dog Kennel cum Dog Recreation Centre) for a Period of 3 Years at Lots 513, 514 and 529 in D.D.113, Ma On Kong, Kam Tin, Yuen Long, New Territories</p>		<p>Check by:</p> <p style="text-align: center;">DM</p>	<p>Scale:</p> <p style="text-align: center;">-----</p>

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

June 2025

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行人通道安排**

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>.....</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Private Car Parking Spaces 私家車車位 _____ 6</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	6
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	6
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Access Plan, Filling Plan		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage Proposal		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		