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收件者: tpbpd/PLAND

主旨: Fw: Further Information for s.16 Planning Application No. A/YL-KTN/1220
附件: Access Plan from Kam Tai Road_KTN1220_29-4-2026.pdf; Site Plan for Open Storage Area_KTN1220_(Revised on 29-4-2026).pdf; Supplementary Information_KTN1220 (Revised on 29-4-2026).pdf

Please find the appended email for FI submitted for A/YL-KTN/1220. Many thanks.

From: George Lee <[REDACTED]>

Sent: Wednesday, April 29, 2026 3:49 PM

To: TPB Submission/PLAND <tpbsubmission@pland.gov.hk>

Cc: David Chi Chiu CHENG/PLAND <dccc Cheng@pland.gov.hk>; Athena Pui Yin LAI/PLAND <apylai@pland.gov.hk>

Subject: Further Information for s.16 Planning Application No. A/YL-KTN/1220

Dear Sir/Madam,

Please find attached the further information for our application. Thank you for your attention.

Best regards,

George Lee

BMI Appraisals Limited

[REDACTED]



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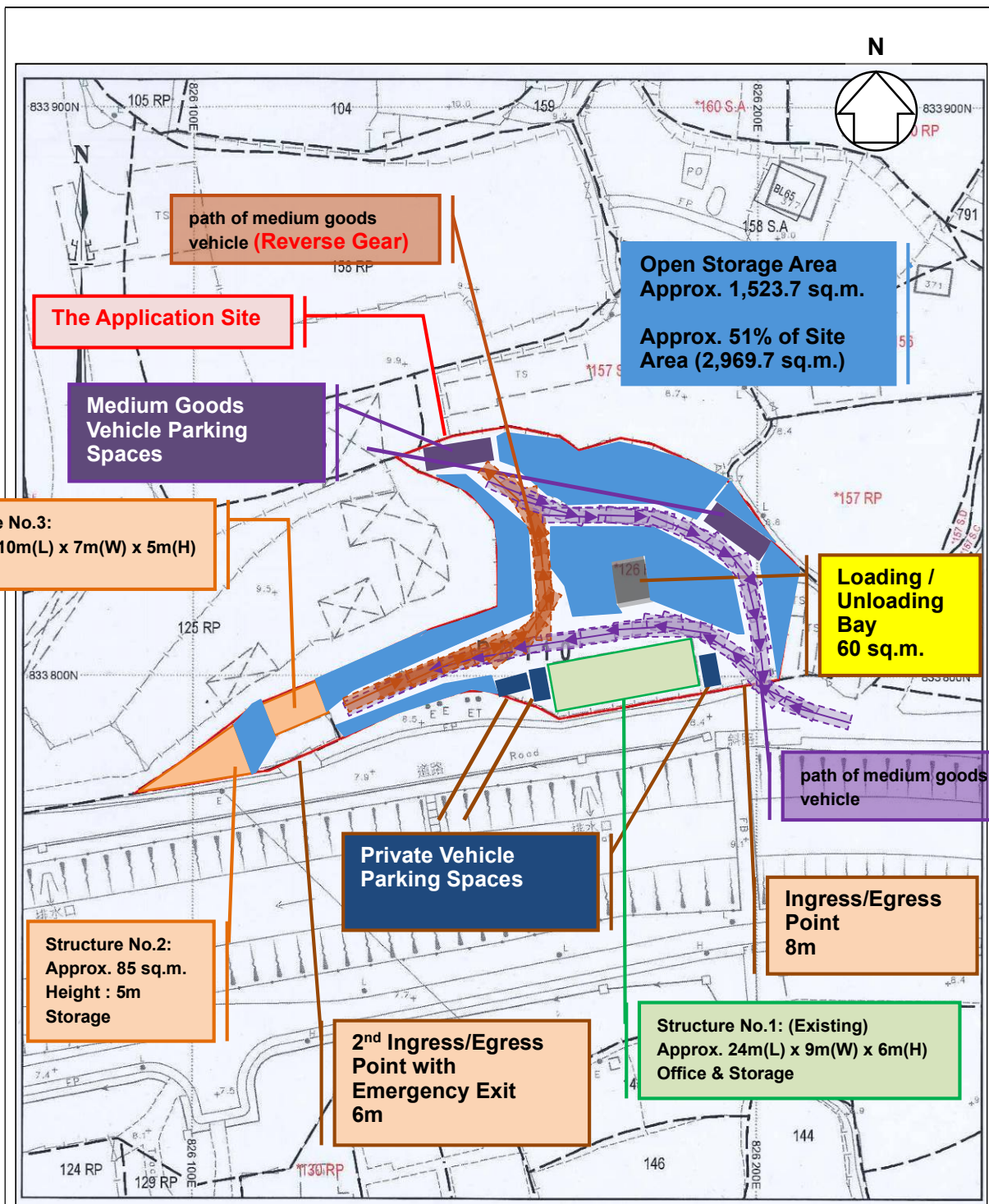
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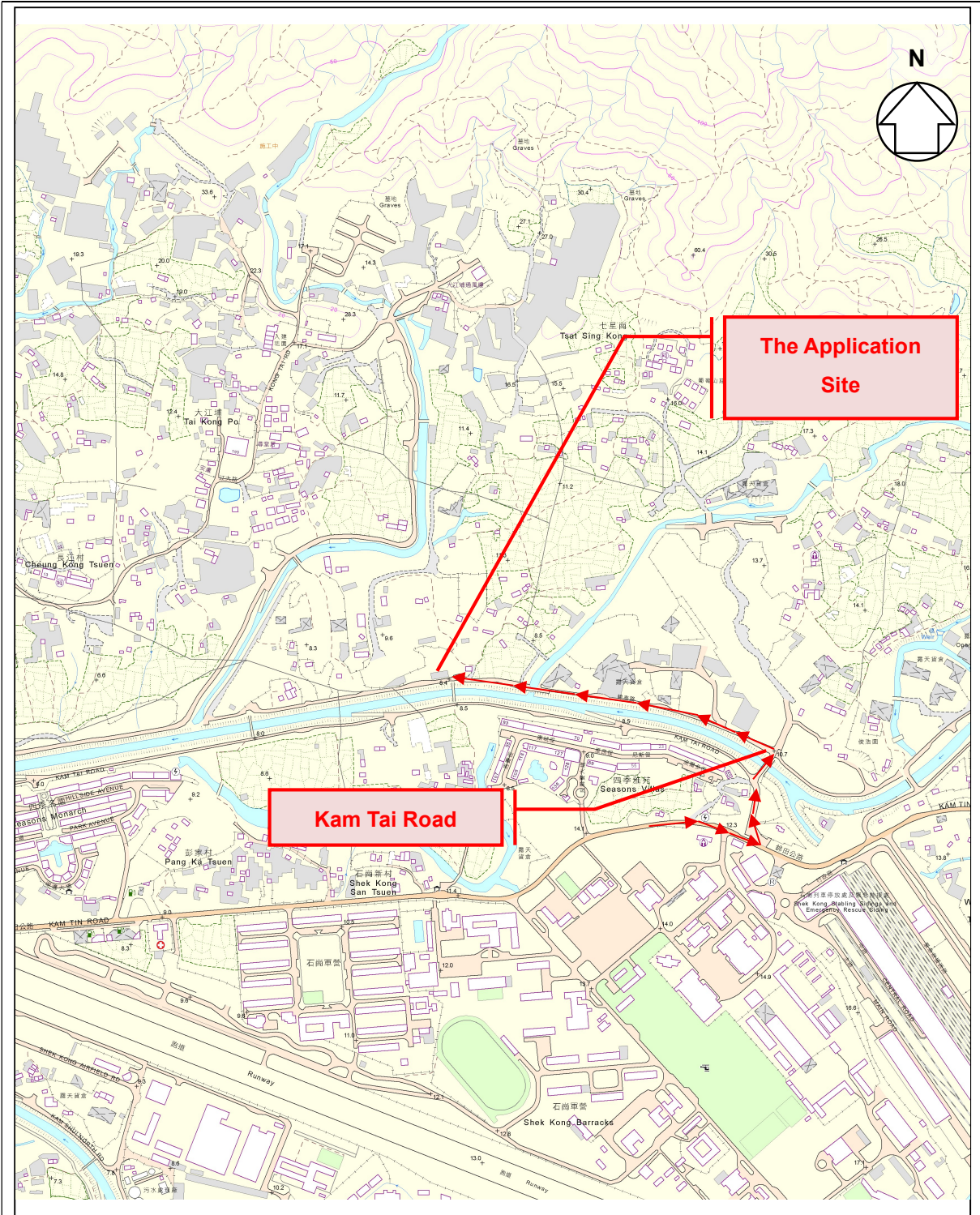


Not to Scale
(For Identification Purposes Only)

Site Plan
(for Open Storage Area)
Lot Nos. 126sB and 126RP
in D.D. 110, Pat Heung,
Yuen Long, New Territories,
Hong Kong

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Supplementary Information



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 Purposes Only)

Site Access Plan
 Lot Nos. 126sB and 126RP
 in D.D. 110, Pat Heung,
 Yuen Long, New Territories,
 Hong Kong

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Site Access Plan

Re: Application No. A/YL-KTN/1220

Types of Construction Material Stored in the Site

Sand, packed cement, PVC and steel pipes, angle iron, I-beam & wire mesh etc.

Periphery Fencing

The periphery of the site is enclosed by proper fencing with a height of 8 feet (approximately 2.44 metres).

Stacking Height

The stacking height of storage will not exceed 3 metres on the site.

Fire Services Installations

We undertake that the fire services installation layout and provisions have no material change and are similar to that of the last application A/YL-KTN/906.

Operating Hours

The operating hours of the site are from 8:00 a.m. to 7:00 p.m., Monday to Saturday, excluding statutory holidays.

Trip generation and attraction due to the development and assess the traffic impact to Kam Tai Road and the local access

There is no material change for the trips generated (round trip) from last application. The arrangements are as follows:-

Private Vehicles: Only around 4 to 5 per day; and

Medium Goods Vehicles: Only around 6 to 7 per day;

Further, as advised by the Applicant, the no. of vehicles entering and leaving the Application Site at the peak hour (e.g. 0800-0900) is tabulated as follows:-

	No. of vehicles entering the Application Site at peak hour	No. of vehicles leaving the Application Site at peak hour
Private Vehicles	3	3
Medium Goods Vehicles	1	1

As a result, we consider that the traffic impact by the Application Site to Kam Tai Road and the local assess is not significant.

(Further Information in Response to Environmental Protection Department's Comments)

The applicant confirms that the proposed use would involve storage of dusty materials, including the below listed:

- Packaged cement will be stored inside the warehouse; and
- Sand will be stored in the open storage area

The applicant undertakes to implement the following mitigation measure:

- Sand in the open storage area will be covered up by canvas sheets to minimize dust nuisance