

Total: 3 pages

Date: 16 May 2026

TPB Ref.: A/YL-KTS/1124

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Open Storage of Construction Machinery, Construction Material, Vehicle and Vehicle Parts for a Period of 3 Years at Lots 447RP (Part) & 448 (Part) in D.D. 106 and Adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

We wish to update the total GFA of the application site and GFA of Site A in Table R1 & R2 as shown in the attachment.

The proposed layout plan has been updated in order to show the location and area for the open storage use.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Selena SIN) - By Email

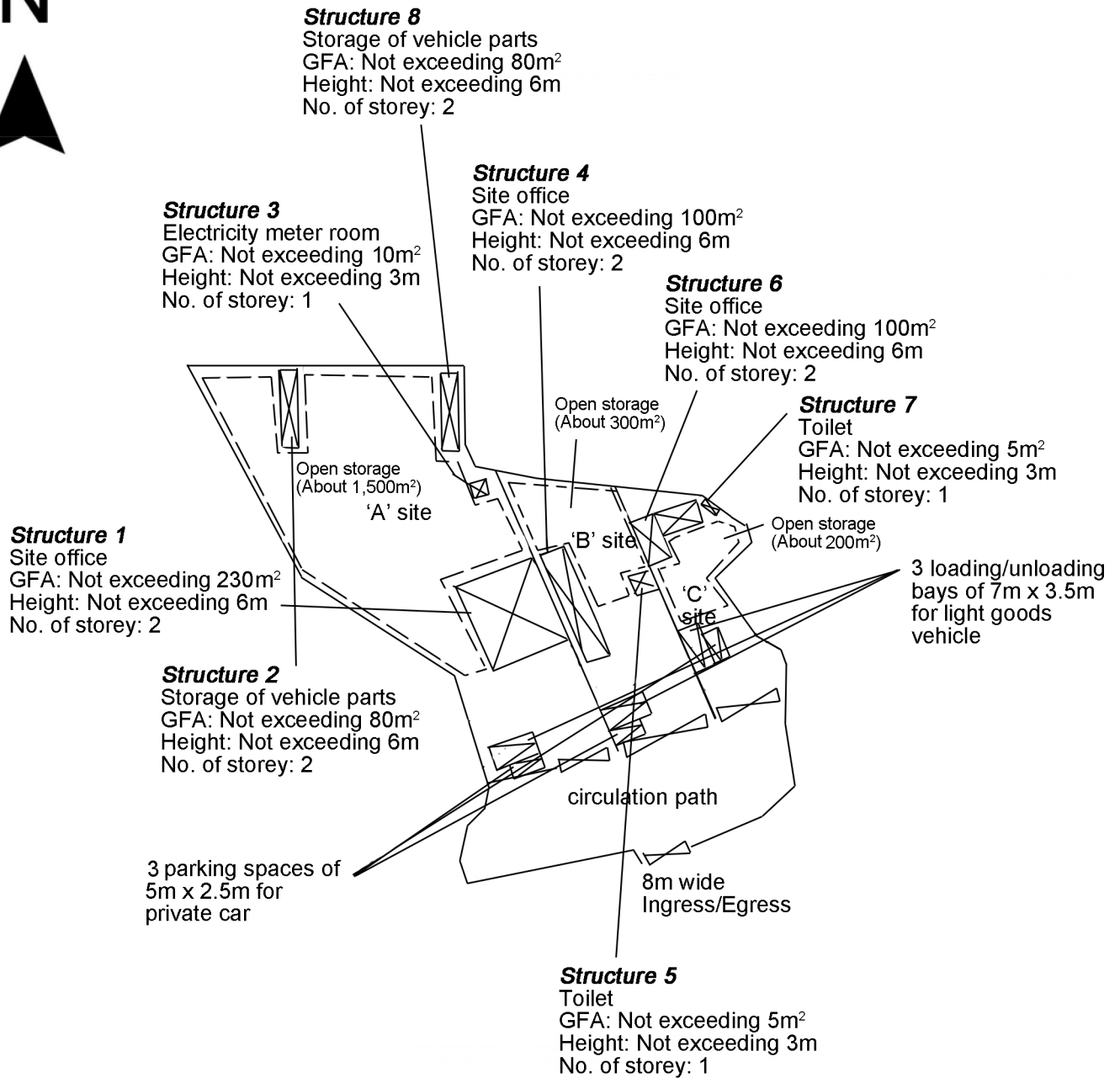
Table R1 Car Parking and Loading/Unloading Provisions

Total GFA – 610 m ² GFA	HKPSG Requirements (see Note1)	Required Nos. under HKPSG	Proposed Provision
Site A – 400 m² GFA			
Car parking Space	1 parking space per 900 m ² GFA	1	1
Loading /unloading Space	As per functional needs	N/A	1
Site B – 105 m² GFA			
Car parking Space	1 parking space per 900 m ² GFA	1	1
Loading /unloading Space	As per functional needs	N/A	1
Site C – 105 m² GFA			
Car parking Space	1 parking space per 900 m ² GFA	1	1
Loading /unloading Space	As per functional needs	N/A	1

- Note:
1. The requirements for Rural based Industrial Use is adopted.
 2. The size of loading/unloading space will be 3.5m x 7.0m for LGV and can meet the functional needs.

Table R2 Traffic Generations of the Proposed Temporary Development

Use – Rural based Industrial	Unit / Parameter	AM Peak			PM Peak		
		Gen.	Att.	Total	Gen.	Att.	Total
Adopted TPDM Mean Trip Rates for Industrial use	pcu/hr/100m ²	0.0926	0.1386	-	0.1350	0.1049	-
Estimated Traffic Generation and Attraction							
Site A – 400 m ² GFA	pcu/hr	1	1	2	1	1	2
Site B – 105 m ² GFA	pcu/hr	1	1	2	1	1	2
Site C – 105 m ² GFA	pcu/hr	1	1	2	1	1	2
Total	pcu/hr	3	3	6	3	3	6



Usage

- 'A' site - Open storage of vehicle and vehicle parts
- 'B' site - Open storage of construction machinery and construction material
- 'C' site - Open storage of construction machinery and construction material

<p>Project 項目名稱: Proposed Temporary Open Storage of Construction Machinery, Construction Material, Vehicle and Vehicle Parts for a Period of 3 Years at Lots 447RP (Part) & 448 (Part) in D.D. 106 and Adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long, N.T.</p>	<p>Drawing Title 圖目: Proposed Layout Plan</p> <p>Drawing No. 圖號: Figure 3</p>	<p>Remarks 備註:</p> <p>Scale 比例: 1:1000</p>
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