

**Appendix Ia of RNTPC**  
**Paper No. A/YL-KTN/1220**

寄件日期: 2026年04月29日星期三 15:52  
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]  
[REDACTED]  
[REDACTED]



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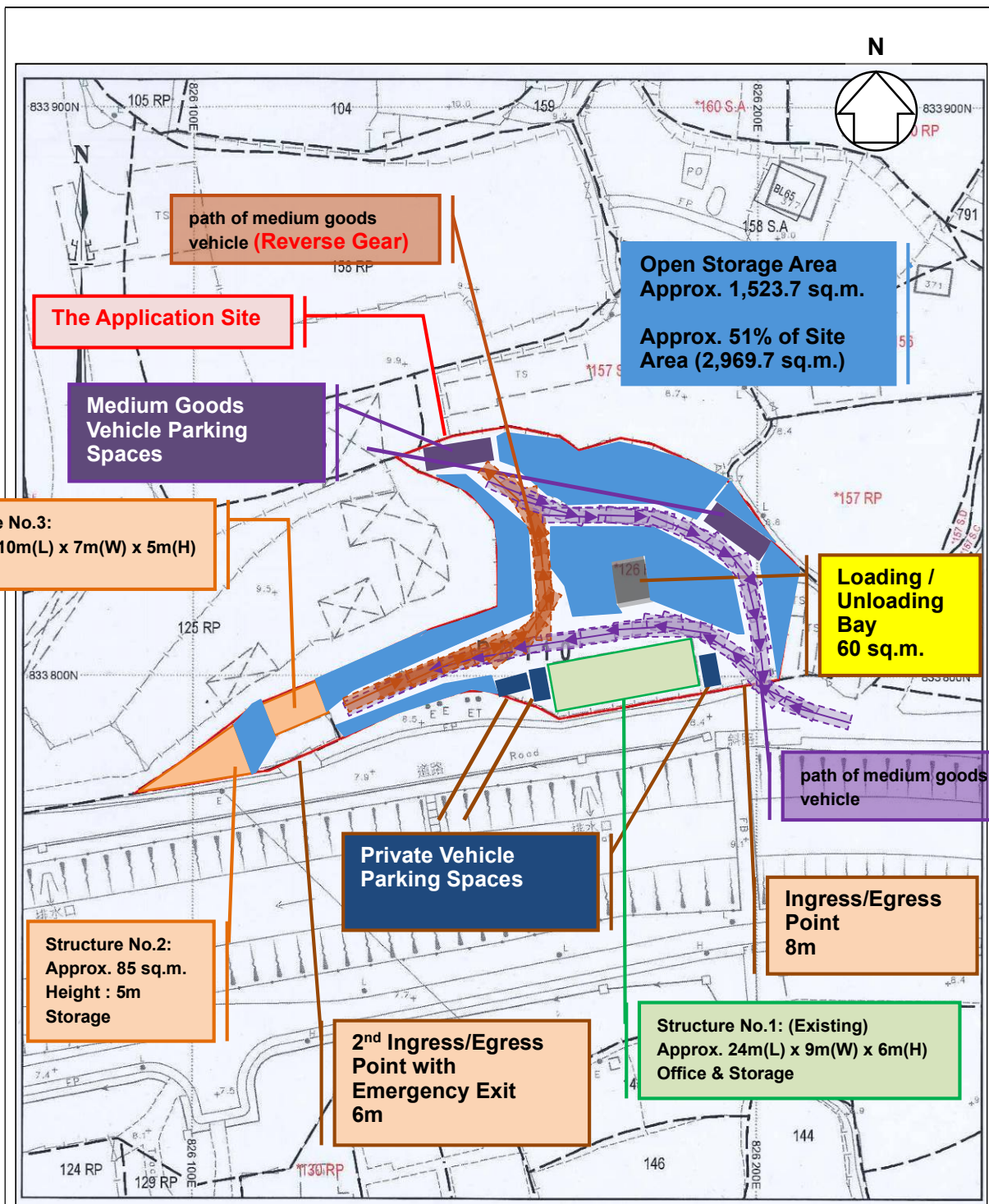
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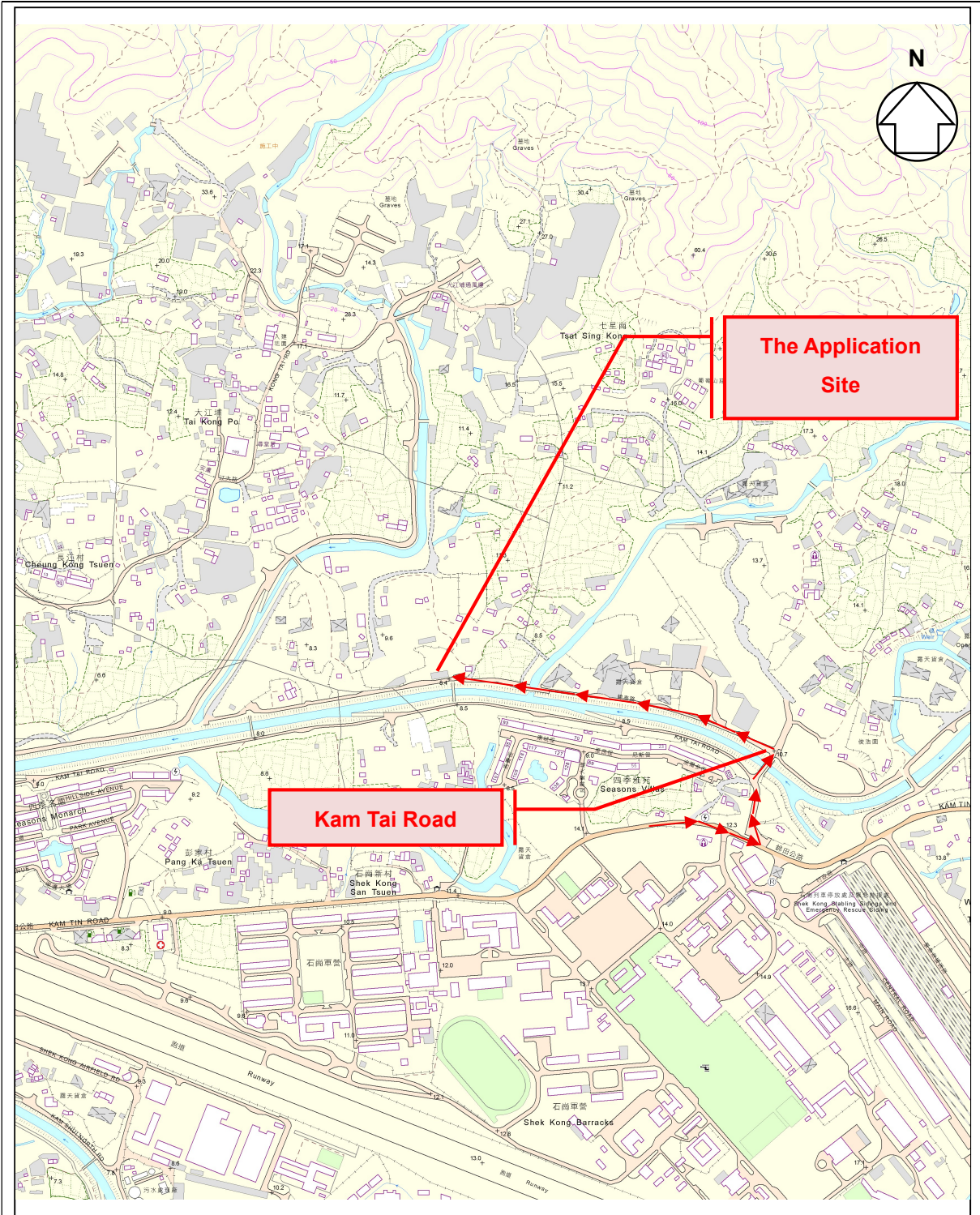


**Not to Scale**  
(For Identification Purposes Only)

**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**



**Not to Scale**  
 (For Identification  
 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