

Total: 11 pages
Date: 21 April 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.

This letter intends to supersede our letter dated 19.4.2026. We write to confirm that only private car and light goods vehicle would be stored at the application site and it does not include container trailer/tractor so that the justifications has been updated. No vehicle exceeding 5.5 tonnes including medium goods vehicle, heavy goods vehicle and container trailer/tractor would access the application site. Please refer to Table R1 for the car parking and loading/unloading provisions and Table R2 for the updated traffic generation of the proposed development. The swept path analysis is also attached.

We confirm that 2.5m high chain link fence and corrugated metal fence has been provided at the application site. The stacking height of the open storage would not be higher than 5m. No dusty material will be stored at the application site and the applicant will comply with the Code of Practice (CoP) issued by the EPD. Also, no dangerous goods will be stored at the application site. The proposed landscape and tree preservation plan is attached for your record.

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: Mr. Travis KWOK) - By Email

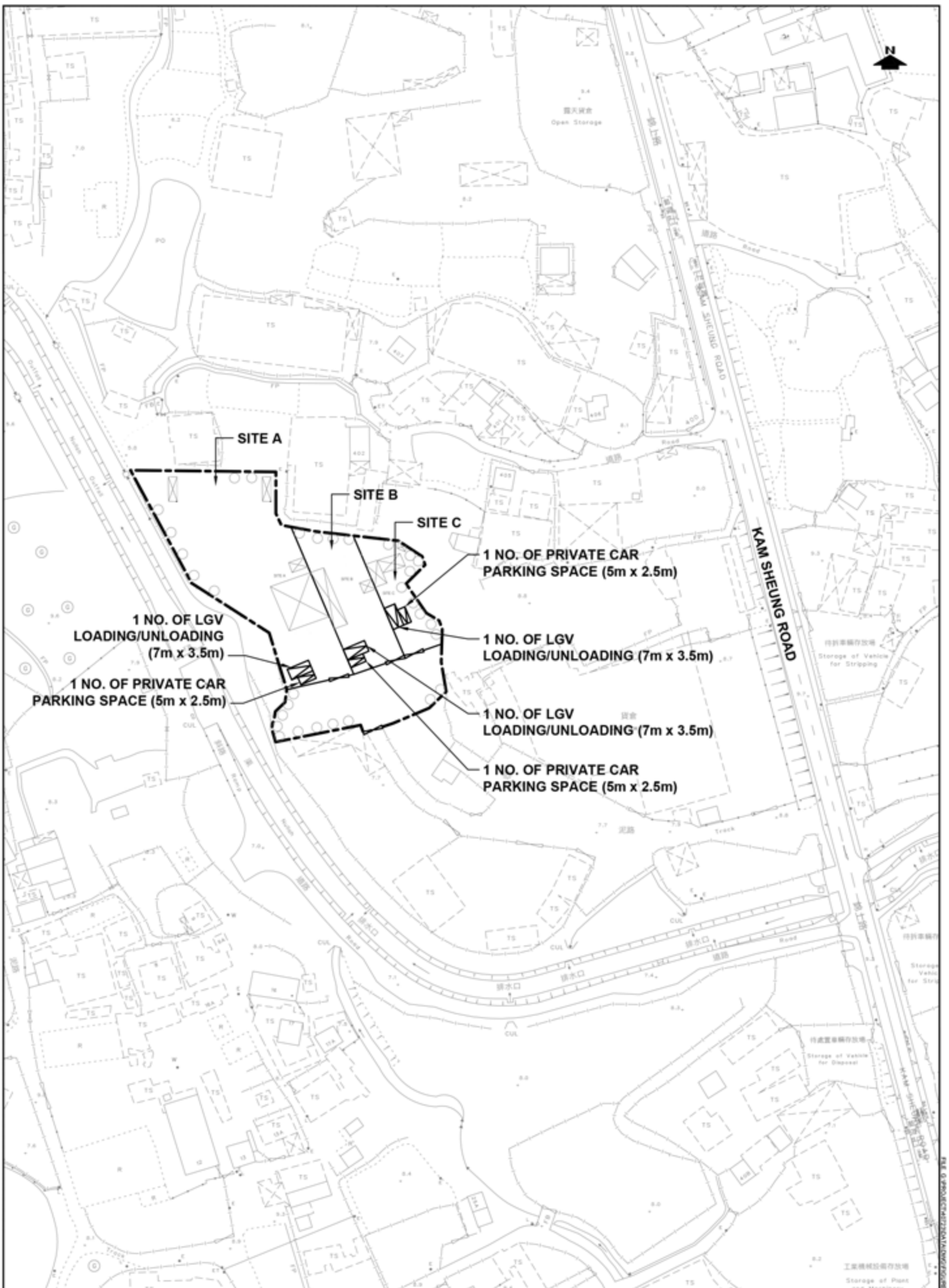
Table R1 Car Parking and Loading/Unloading Provisions

Total GFA – 630 m ² GFA	HKPSG Requirements (see Note1)	Required Nos. under HKPSG	Proposed Provision
Site A – 420 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

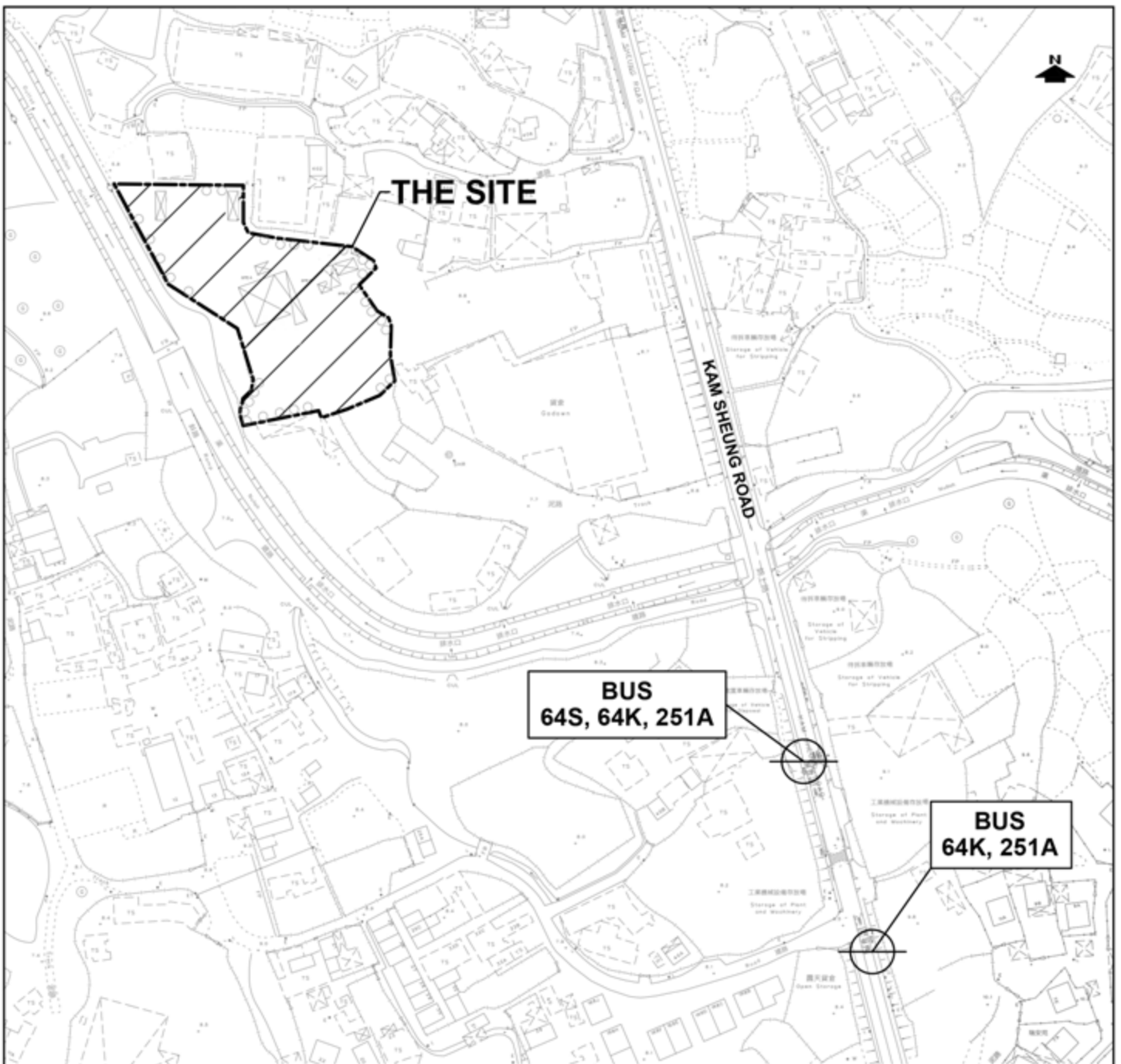
- Note: 1. The requirements for Rural based Industrial Use is adopted.
2. The size of loading/unloading space will be 3.5m x 7.0m for LGV and can meet the functional needs.

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 – 420 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



PROJECT NO. 40723	PROJECT TITLE PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MACHINERY, CONSTRUCTION MATERIAL, VEHICLE AND VEHICLE PARTS FOR A PERIOD OF 3 YEARS AT LOTS 447 RP (PART) AND 448 (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM SHEUNG ROAD, KAM TIN, YUEN LONG	DRAWING NO. FIGURE R1	REV. .
DESIGNED SLN	DATE JAN 2021	DRAWING TITLE PROPOSED SITE LAYOUT	
DRAWN CLL	SCALE 1:1500		
CHECKED SLN			



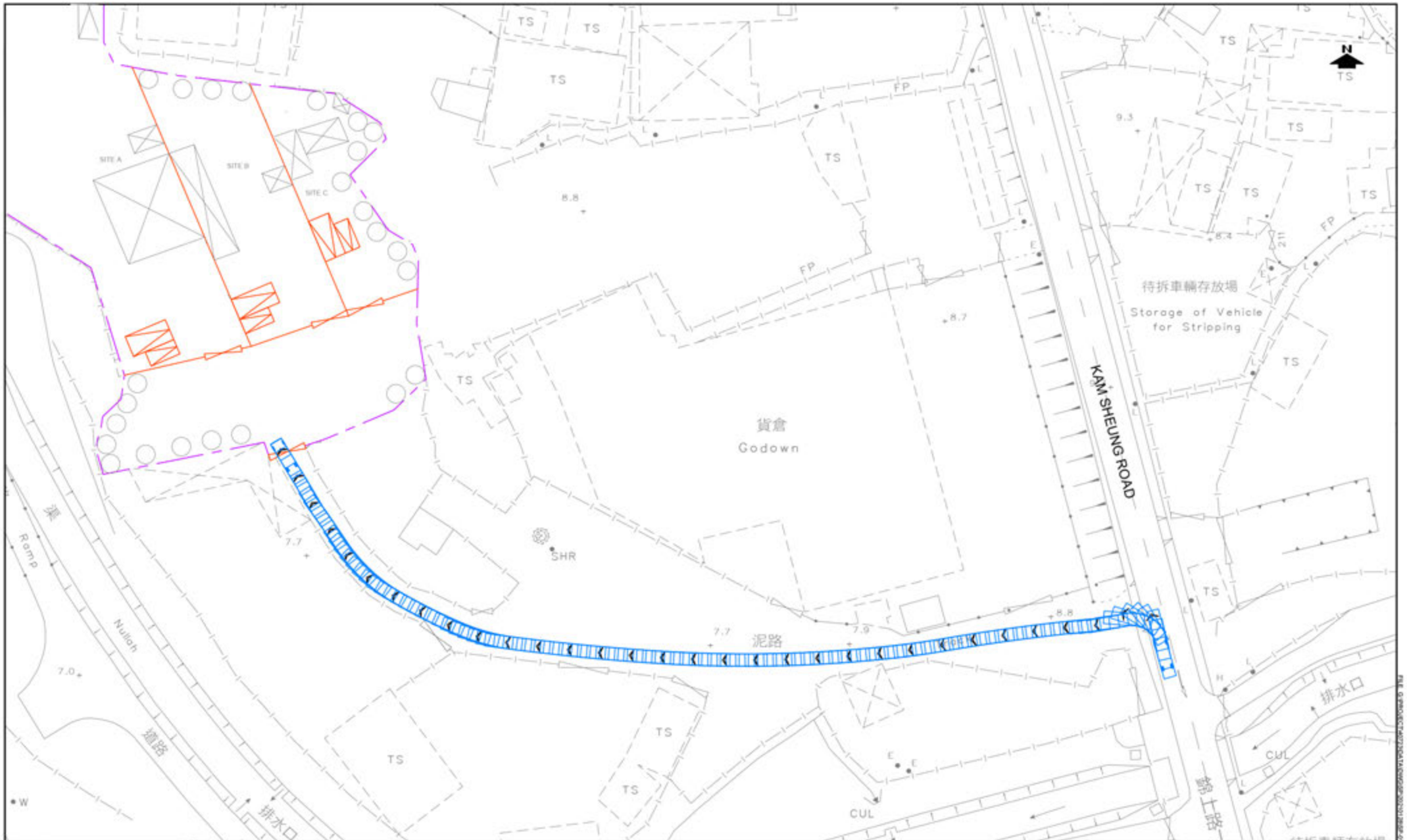
Existing Road-Based Public Transport Services

Route No.	Terminal Points	Frequency
Franchised Bus		
64K	Yuen Long (West) – Tai Po Market Station	6 – 15 mins
64S	Sheung Tsuen Playground – Kam Sheung Road Station	Special Services at 7:10, 7:25, 7:35 and 7:50
251A	Kam Sheung Road Station – Sheung Tsuen (Circular)	15 – 30 mins
Scheduled Minibus (GMB)		
71	Yuen Long (Yuen Long Tai Hang Street) – Shek Wu Tong (Ho Pui)	15 mins
72	Yuen Long (Yuen Long Tai Hang Street) – Lui Kung Tin	10 mins
78	Pat Heung Road (near Tai Lam Bus-Bus Interchange) – Lok Ma Chau (San Tin) Public Transport Interchange	15 – 25 mins
78A	Pat Heung Road (near Tai Lam Bus-Bus Interchange) – Kam Sheung Road Station	15 – 17 mins

PROJECT NO.	40723
DESIGNED BY	SLN
DRAWN BY	CLL
CHECKED BY	SLN
DATE	JAN 2021
SCALE	1:2000

PROJECT TITLE	PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MACHINERY, CONSTRUCTION MATERIAL, VEHICLE AND VEHICLE PARTS FOR A PERIOD OF 3 YEARS AT LOTS 447 RP (PART) AND 448 (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM SHEUNG ROAD, KAM TIN, YUEN LONG
DRAWING TITLE	PUBLIC TRANSPORT SERVICES IN THE VICINITY

DRAWING NO.	FIGURE R2
REV.	.
LLA 顧問有限公司 Consultancy Limited	

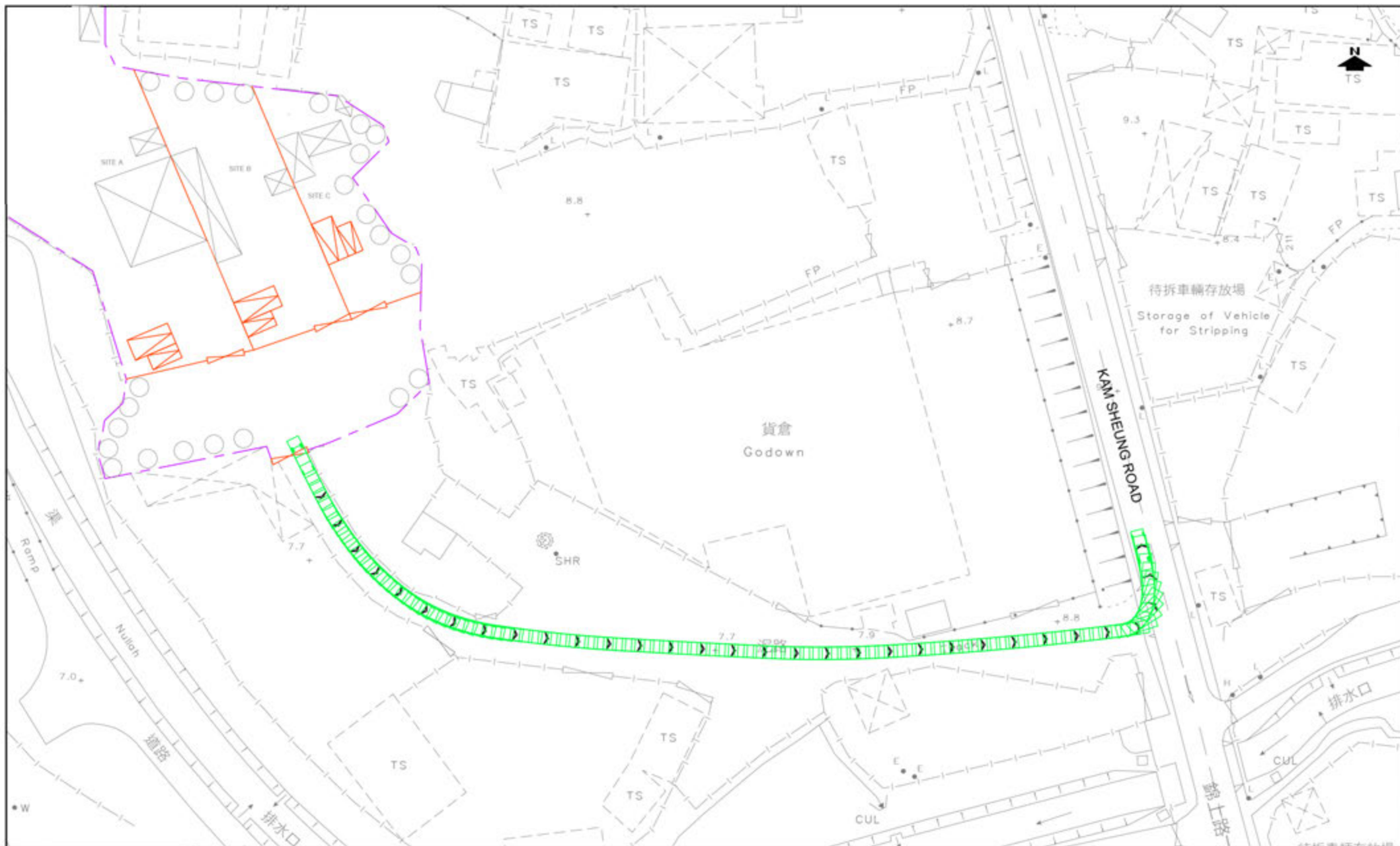


PROJECT NO. 40723	
DESIGNED SLN	DATE JAN 2021
DRAWN CLL	SCALE 1:800
CHECKED SLN	

PROJECT TITLE **PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MACHINERY, CONSTRUCTION MATERIAL, VEHICLE AND VEHICLE PARTS FOR A PERIOD OF 3 YEARS AT LOTS 447 RP (PART) AND 448 (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM SHEUNG ROAD, KAM TIN, YUEN LONG**

DRAWING TITLE	
SWEPT PATH ANALYSIS - LGV (TO/FROM KAM SHEUNG ROAD) (IN)	

DRAWING NO. SP-01	REV. .
LLA 顧問有限公司 Consultancy Limited	



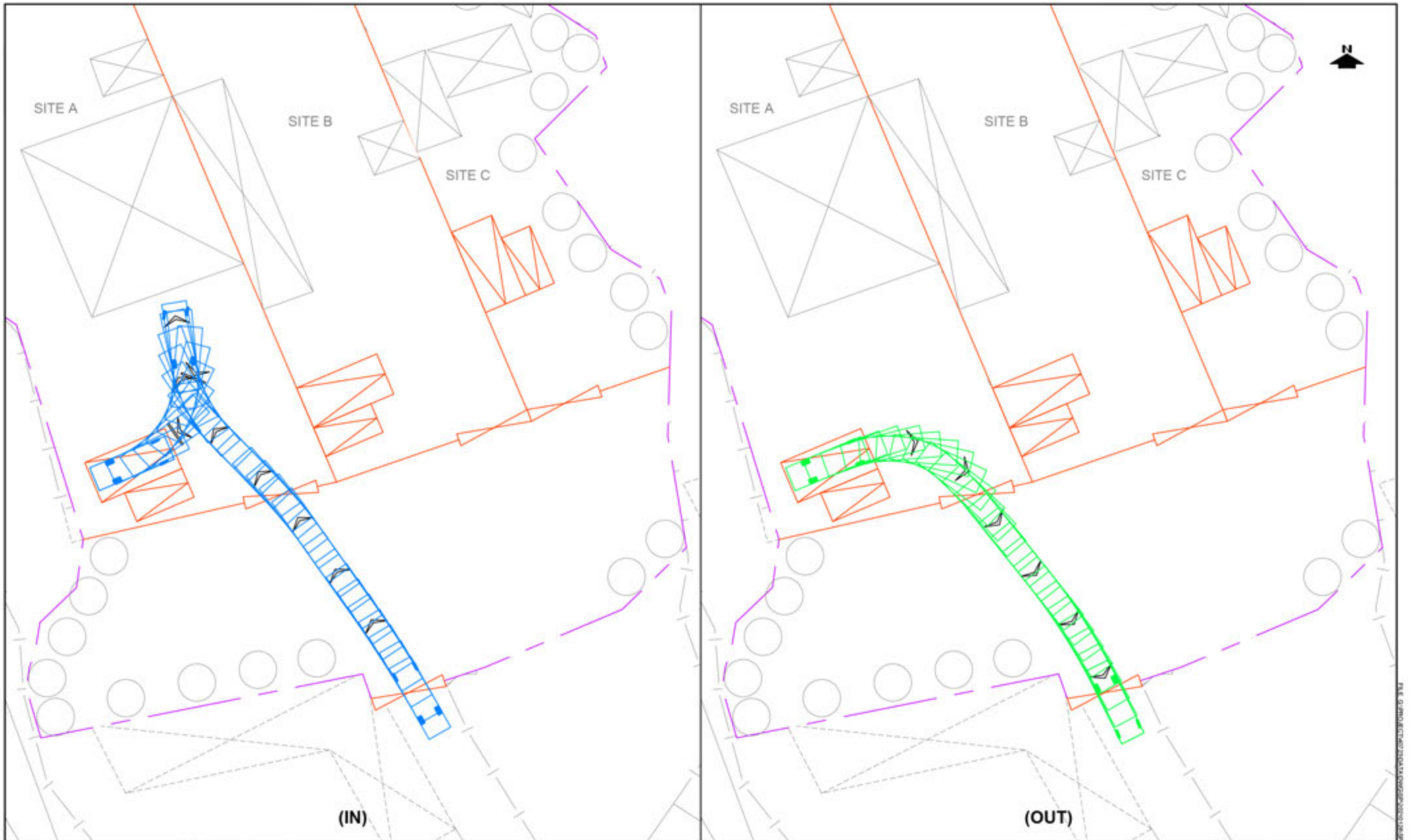
PROJECT NO. 40723	
DESIGNED SLN	DATE JAN 2021
DRAWN CLL	SCALE 1:800
CHECKED SLN	

PROJECT TITLE
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MACHINERY, CONSTRUCTION MATERIAL, VEHICLE AND VEHICLE PARTS FOR A PERIOD OF 3 YEARS AT LOTS 447 RP (PART) AND 448 (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM SHEUNG ROAD, KAM TIN, YUEN LONG

DRAWING NO. SP-02	REV. •
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SWEPT PATH ANALYSIS - LGV (TO/FROM KAM SHEUNG ROAD) (OUT)

LLA 顧問有限公司
 Consultancy Limited



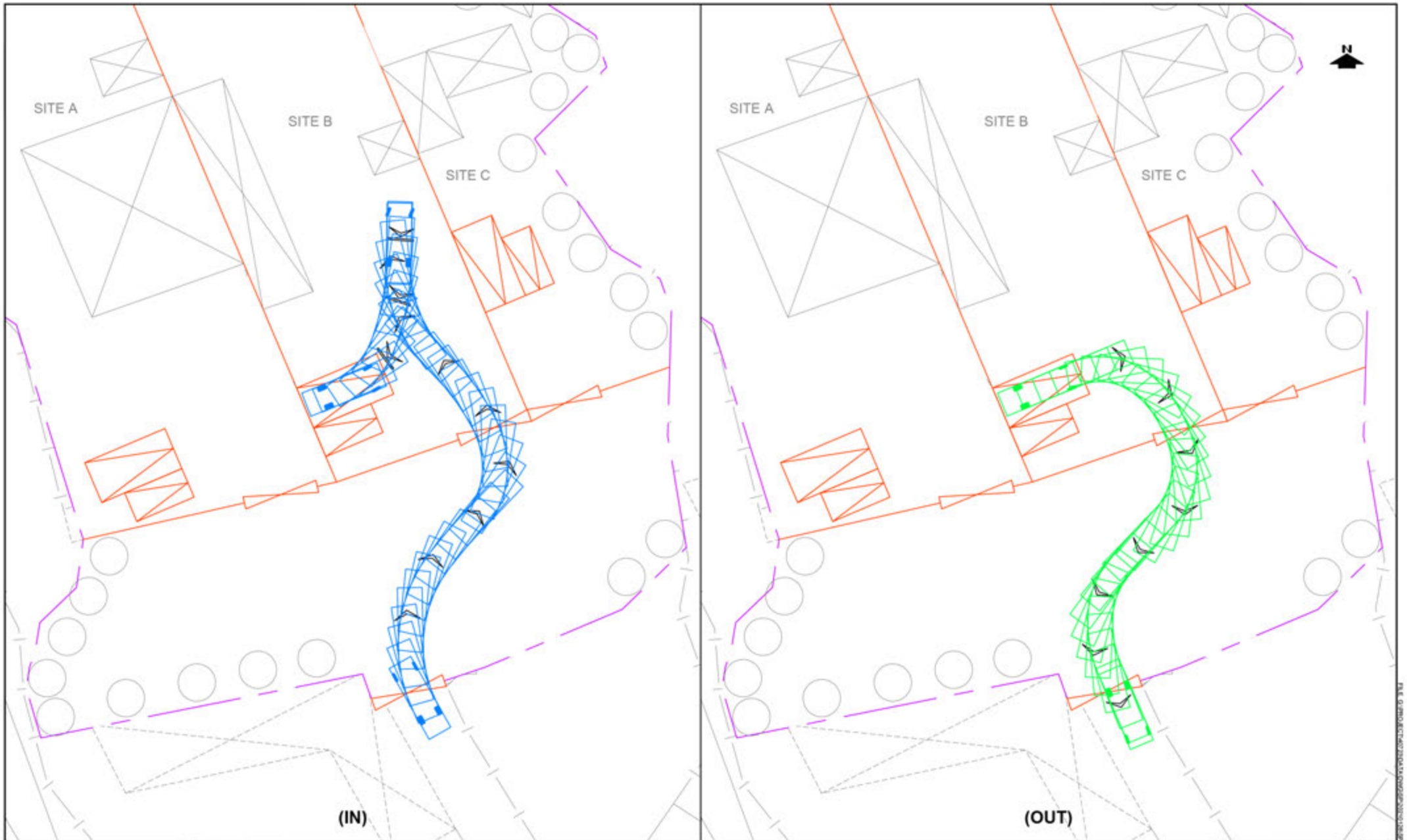
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DESIGNED SLN	DATE JAN 2021
DRAWN CLL	SCALE 1:400
CHECKED SLN	

PROJECT TITLE PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MACHINERY, CONSTRUCTION MATERIAL, VEHICLE AND VEHICLE PARTS FOR A PERIOD OF 3 YEARS AT LOTS 447 RP (PART) AND 448 (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM SHEUNG ROAD, KAM TIN, YUEN LONG

DRAWING NO. SP-03	REV. .
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SWEPT PATH ANALYSIS - LGV (SITE A)

LLA 顧問有限公司
Consultancy Limited



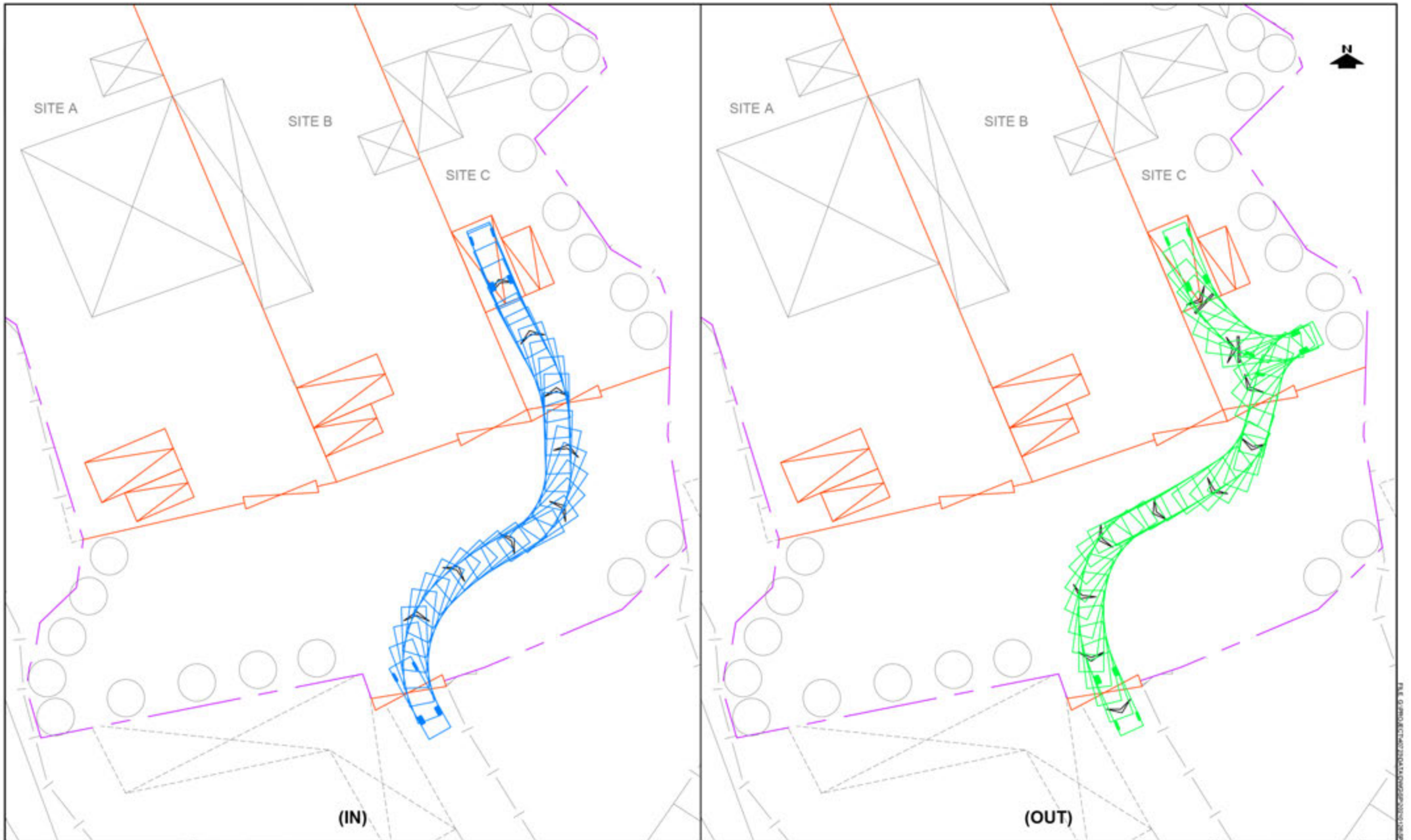
PROJECT NO. 40723		DATE JAN 2021
DESIGNED SLN	SCALE 1:400	
DRAWN CLL	CHECKED SLN	

PROJECT TITLE: PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MACHINERY, CONSTRUCTION MATERIAL, VEHICLE AND VEHICLE PARTS FOR A PERIOD OF 3 YEARS AT LOTS 447 RP (PART) AND 448 (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM SHEUNG ROAD, KAM TIN, YUEN LONG

DRAWING NO. SP-04	REV. •
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SWEPT PATH ANALYSIS - LGV (SITE B)

LLA 顧問有限公司
Consultancy Limited



PROJECT NO. 40723		DATE JAN 2021
DESIGNED SLN	SCALE 1:400	
DRAWN CLL		
CHECKED SLN		

PROJECT TITLE PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MACHINERY, CONSTRUCTION MATERIAL, VEHICLE AND VEHICLE PARTS FOR A PERIOD OF 3 YEARS AT LOTS 447 RP (PART) AND 448 (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM SHEUNG ROAD, KAM TIN, YUEN LONG

DRAWING NO. SP-05	REV. .
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SWEPT PATH ANALYSIS - LGV (SITE C)

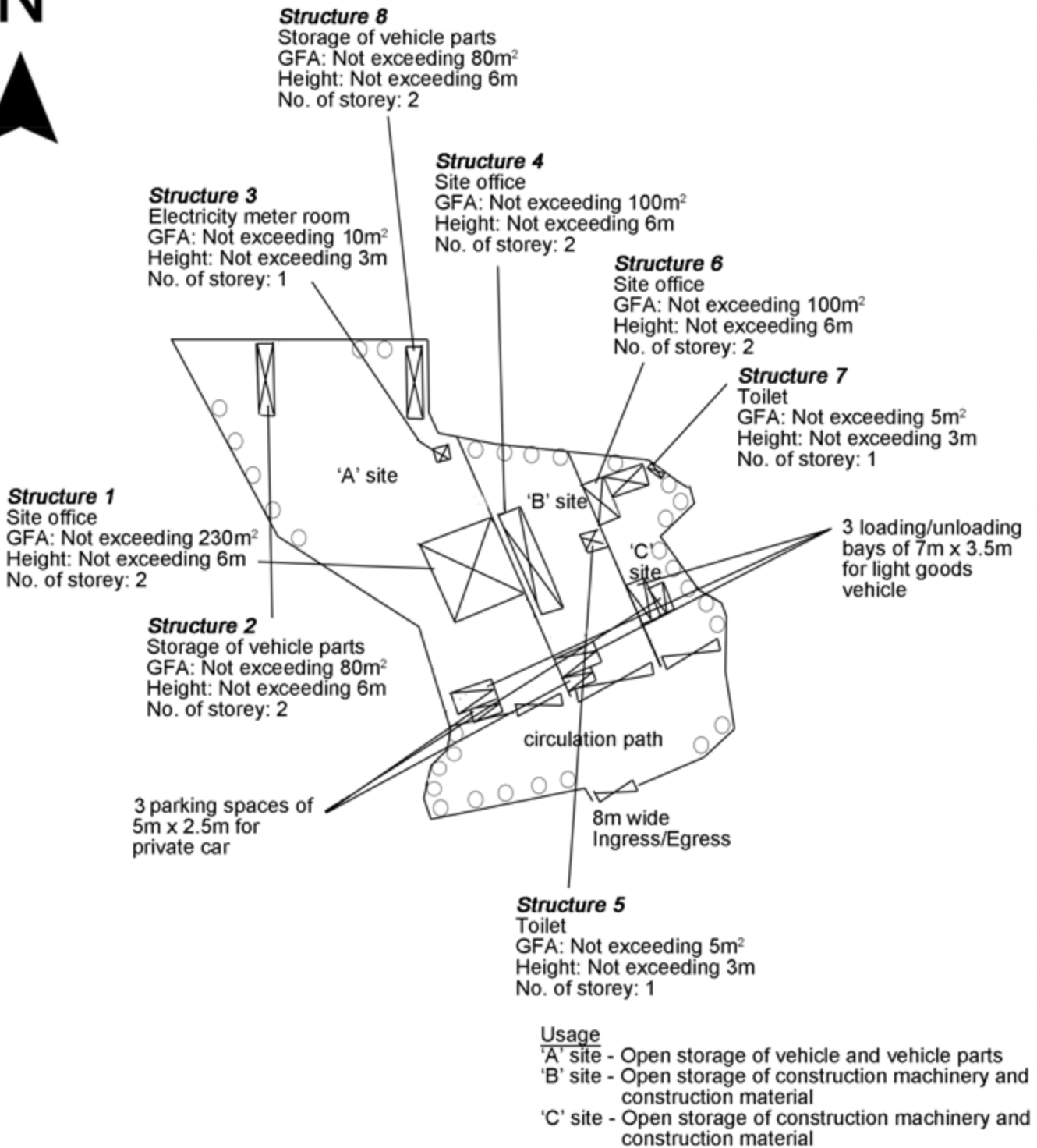
LLA 顧問有限公司
Consultancy Limited

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

1. The internal layout of the proposed development has been changed although the use is the same. As such, a fresh planning application is submitted for the consideration of the Town Planning Board.
2. The application site subjects to 12 planning permissions since 1998. The applied use of the current application is the same as the approved use of the last 2 planning permissions since 2014.
3. The application site is subject to 12 previous planning permissions for open storage use so that sympathetic consideration should be granted to the current application.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including open storage use.
6. Open storage & port back-up uses adjoining the application site were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. All the planning conditions imposed to the last planning permission have been complied with.
8. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and port back-up uses.
9. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities would be carried out on the application site.
10. Minimal traffic impact.
11. Insignificant environmental and noise impacts because no operation will be held during sensitive hours.
12. Insignificant drainage impact because surface U-channel has been provided at the application site.
13. Shortage of land for port back-up purpose in Kam Tin South.
14. The construction material and construction machinery being stored at the application site includes pvc pipe, tiles, miniature excavator, miniature electric generator and u-channel moulds. The vehicles being stored at the site includes private car and light goods vehicle.

Proposed Tree	Approximate Height	Spacing	Quantity
○ Existing trees to be preserved	2.75m	4m	31



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.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

Scale 比例:

1:1000

Total: 1 page

Date: 6 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.

Our response to the comments of Director of Environmental Protection is as follows:

Comments of Director of Environmental Protection	Applicant's response
Please confirm whether proposed use would involve storage of materials of dusty nature (e.g., cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips). If the event that the proposed use would involve storage of dusty materials, please advise whether those materials will be packaged.	The proposed use would not involve storage of materials of dusty nature (e.g., cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips).

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: Mr. Travis KWOK) - By Email

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: [REDACTED] [REDACTED]) - By Email

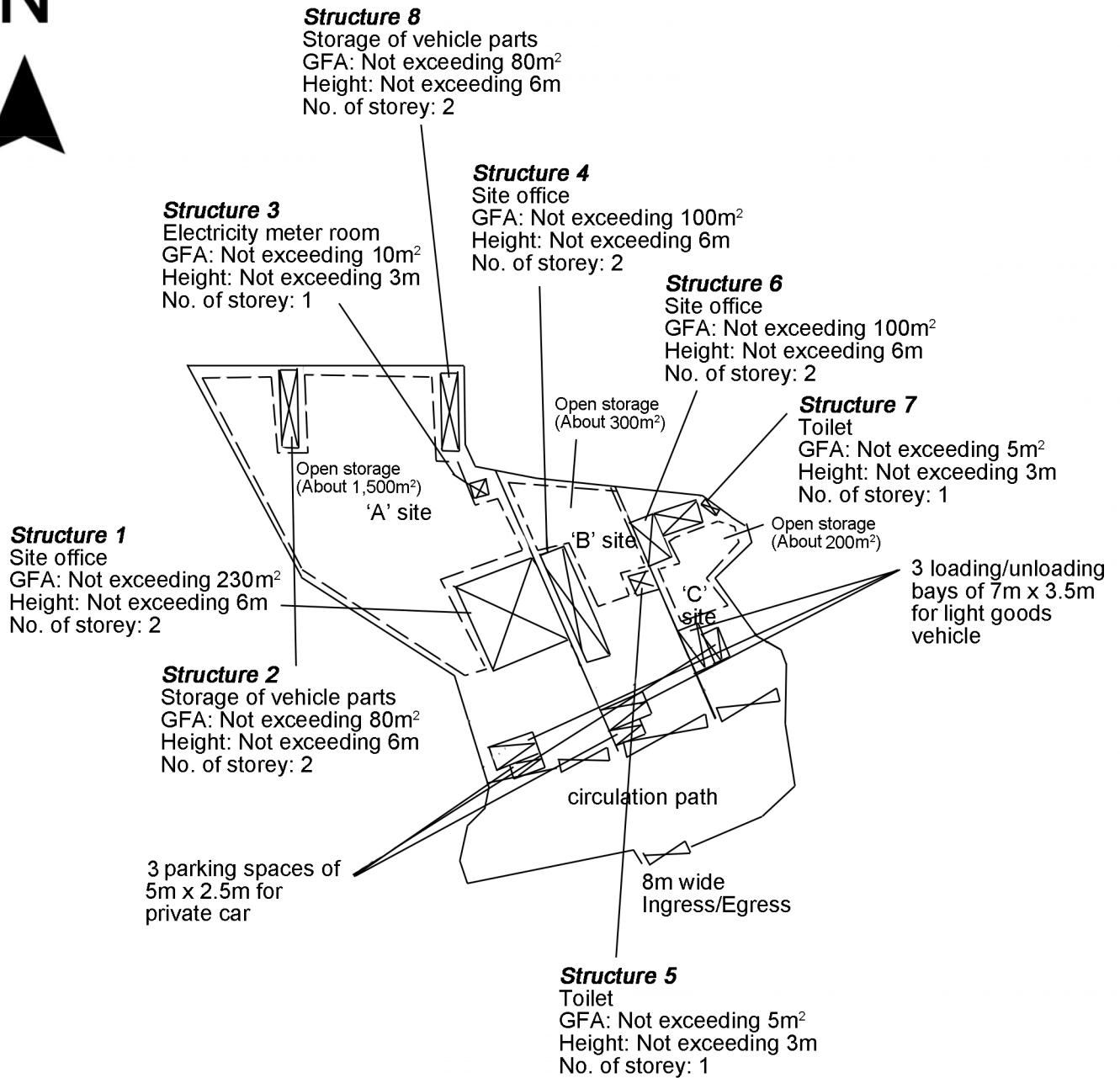
Table R1 Car Parking and Loading/Unloading Provisions

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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