

Your Ref.: A/TM-LTTY/499

Our Ref.: P25013/TL25317

25 September 2025

The Secretary  
Town Planning Board  
15/F., North Point Government Offices  
333 Java Road, North Point, Hong Kong

By Post and E-mail  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information**

**Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office  
for a Period of 3 Years**

**Lot 771 RP in D.D. 130, Lam Tei, Tuen Mun, New Territories**

We would like to submit further information to respond to the departmental comments for the captioned application.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

Comments from the Transport Department dated 10.9.2025

Contact Person: Mr. CHAN Li San (Tel: 2399 2426)

	Comments	Responses
a.	Please clarify the dimensions of the proposed parking space as MGV type (3.5m x 11m) or LGV type (3.5m x 7m) as per HKPSG requirement.	Medium goods vehicles less than 8m long will only be allowed to enter the site.  We clarify that the dimensions of the proposed parking space are MGV type (3.5m x 8m).
b.	It is noted that a new site entrance will be formed. Please clarify the width of the proposed site entrance.	The width of the proposed site entrance is 10m. Please refer to Swept Path Analysis (Plan 4.1 and Plan 4.2) for details.
c.	The vehicular access should be designed and constructed by the applicant in compliance with HyD's standard and to the satisfaction of HyD.	Noted.
d.	Please supplement the swept paths showing the proposed vehicles (i) entering the site from and leaving the site to the unnamed access road adjoining Castle Peak Road – Lam Tei via the site entrance; (ii) manoeuvring within the open area of the site; and (iii) entering and leaving the parking spaces.	Please refer to Swept Path Analysis (Plan 4.1 and Plan 4.2) for details.
e.	Sufficient vehicle manoeuvring space should be reserved within the proposed site. Please ensure that no queuing and / or waiting of motor vehicles from the site onto the adjacent unnamed access road and Castle Peak Road – Lam Tei would occur and no motor vehicles shall be permitted to reverse into and out of the site onto the adjacent unnamed access road and Castle Peak Road – Lam Tei.	Noted.

Comments from the Drainage Services Department dated 10.9.2025

Contact Person: Mr. NG Ka-hin (Tel: 2300 1258)

	Comments	Responses
(a)	Should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the subject site to ensure that it will not cause adverse drainage impact to the adjacent areas. The applicant could make reference to DSD Technical Note No. 1 – Technical Note to prepare a “Drainage Submission” in <a href="https://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf">https://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf</a> .	Noted.
(b)	The applicant is reminded that he is required to maintain his drainage facilities/system properly and rectify them if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of any damage and/or nuisance caused by failure of his facilities/system.	Noted.
(c)	The applicant should construct and maintain the proposed drainage facilities whether within or outside the subject lots at his own expense.	Noted.
(d)	The site is in an area where public sewerage connection is available Environmental Protection Department (EPD) should be consulted regarding sewerage impact assessment and sewage treatment/disposal facilities for the proposed development.	Noted.

Comments from the Lands Department dated 17.9.2025

Contact Person: Mr. NG Cheuk Hang (Tel: 2451 3249)

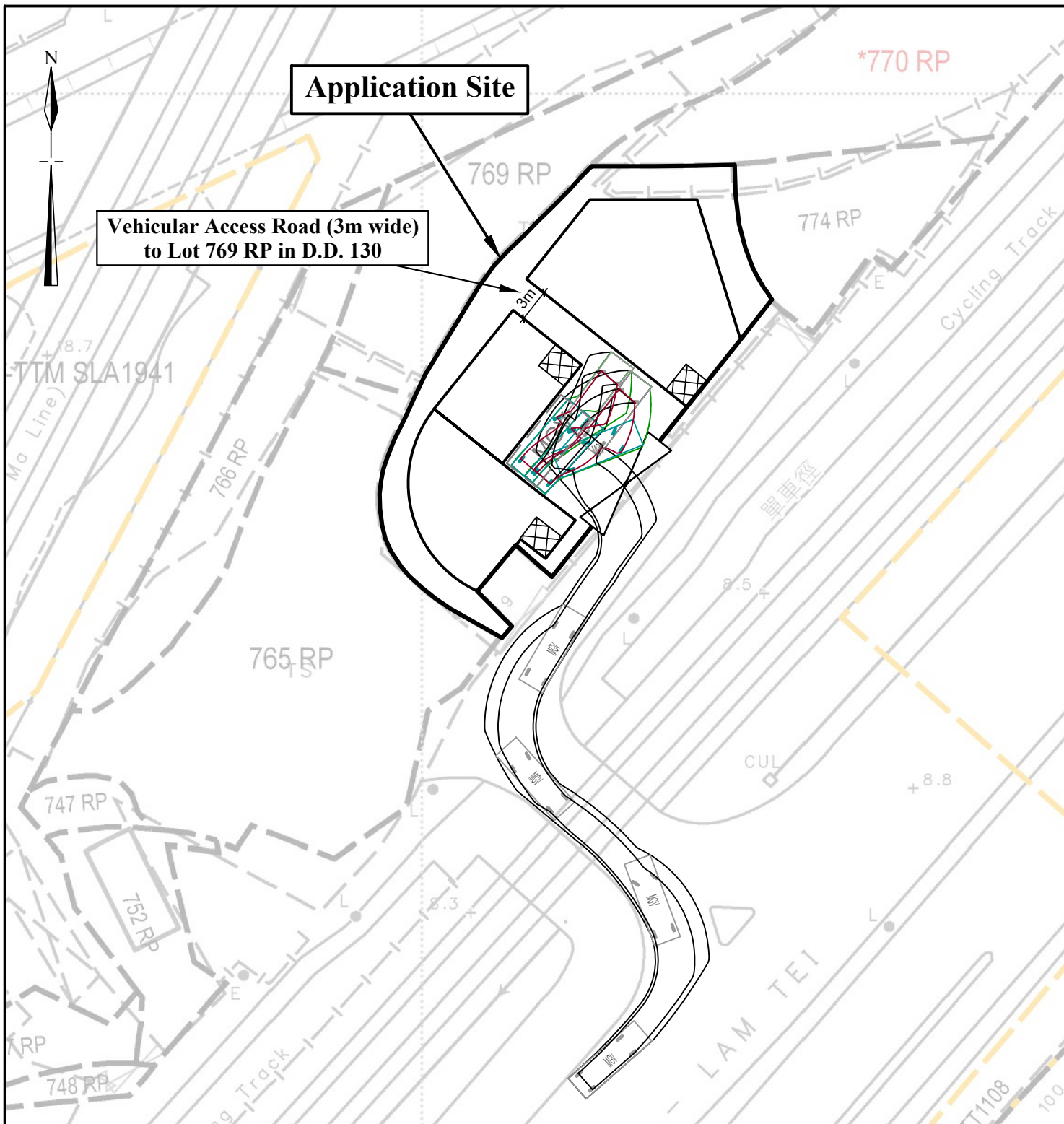
	Comments	Responses
1.	The application site (“the Site”) comprises Old Schedule Agricultural Lot No. 771 RP in D.D. 130 (“the Lot”) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.	Noted.
2.	<p>I must point out that the following irregularities covered by the subject planning application have been detected by this office during the site inspection conducted in September 2025:</p> <p><u>Unauthorised structures within the Lot covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there are unauthorized structures (including but not limited to a toilet) within the Lot which are already subject to lease enforcement actions according to case priority. The lot owner should rectify/regularize the lease breaches as demanded by LandsD</p>	The unauthorized structures have been removed.
3.	<p>The following irregularities <u>not</u> covered by the subject planning application have been detected by this office during the aforesaid site inspection:</p> <p><u>Unlawful occupation of Government land not covered by the planning application</u></p> <p>The Government land (“GL”) adjoining the Lot has been fenced off/ illegally occupied without permission. The GL being illegally occupied is not included in the application. Please clarify the extent of the application site with the applicant. Any occupation of GL without Government’s prior approval is an offence under Cap. 28 This office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice.</p>	The applicant has ceased the occupation of Government land.

	Comments	Responses
4.	<p>The lot owner/application shall <u>either</u> (i) remove the unauthorized structures within the Lot covered by the subject planning application and cease the illegal occupation of the GL not covered by the subject planning application immediately; <u>or</u> (ii) include the unauthorised structures and the adjoining GL being illegally occupied in the subject planning application for the further consideration by the relevant departments <u>and</u>, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for Short Term Waiver (“STW”) and Short Term Tenancy (“STT”) to permit the structures erected and the occupation of the GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fees as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the Lot owner/applicant for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL.</p>	<p>The applicant has removed the authorized structures within the Lot and ceased the illegal occupation of the Government land.</p>
5.	<p>Unless and until the unauthorised structures and the unlawful occupation of GL are duly rectified by the Lot owner/applicant or entirely included in the subject planning application, please take it as <b>this office’s objection to the application</b> which must be brought to the attention of the Town Planning Board when they consider the application.</p>	<p>The applicant has removed the authorized structures within the Lot and ceased the illegal occupation of the Government land.</p>
6.	<p>The Site is accessible via a local access on Government land leading from Castle Peak Road – Lam Tei. This office does not carry out maintenance works for the said Government land nor guarantee that any right-of-way to the Site will be given. The Applicant shall be responsible for his own access arrangement.</p>	<p>Noted.</p>

Comments from the Fire Services Department dated 17.9.2025

Contact Person: Mr. CHEUNG Wing-hei (Tel: 2733 7737) or Mr. CHUNG Chun-ho (Tel: 2733 7758)


	Comments	Responses
	<p>Please be informed that I have no objection in principle to the proposal subject to fire service installations being provided to the satisfaction of the Director of Fire Services.</p> <p>In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points:</p>	<p>Subject to the approval of the planning application, a fire service installations proposal will be submitted to seek approval from the Fire Services Department.</p>
i)	The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and	Noted.
ii)	The location of where the proposed FSI to be installed should be clearly marked on the layout plans.	Noted.
	However, the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.	Noted.



## Legend

 **Parking space for medium goods vehicle**  
(8m (L) x 3.5m (W))

 **Vehicular Ingress / Egress (10m wide)**

 **Medium goods vehicle**  
(8m (L) x 2.5m (W))

1:500

**Swept Path Analysis (IN)**

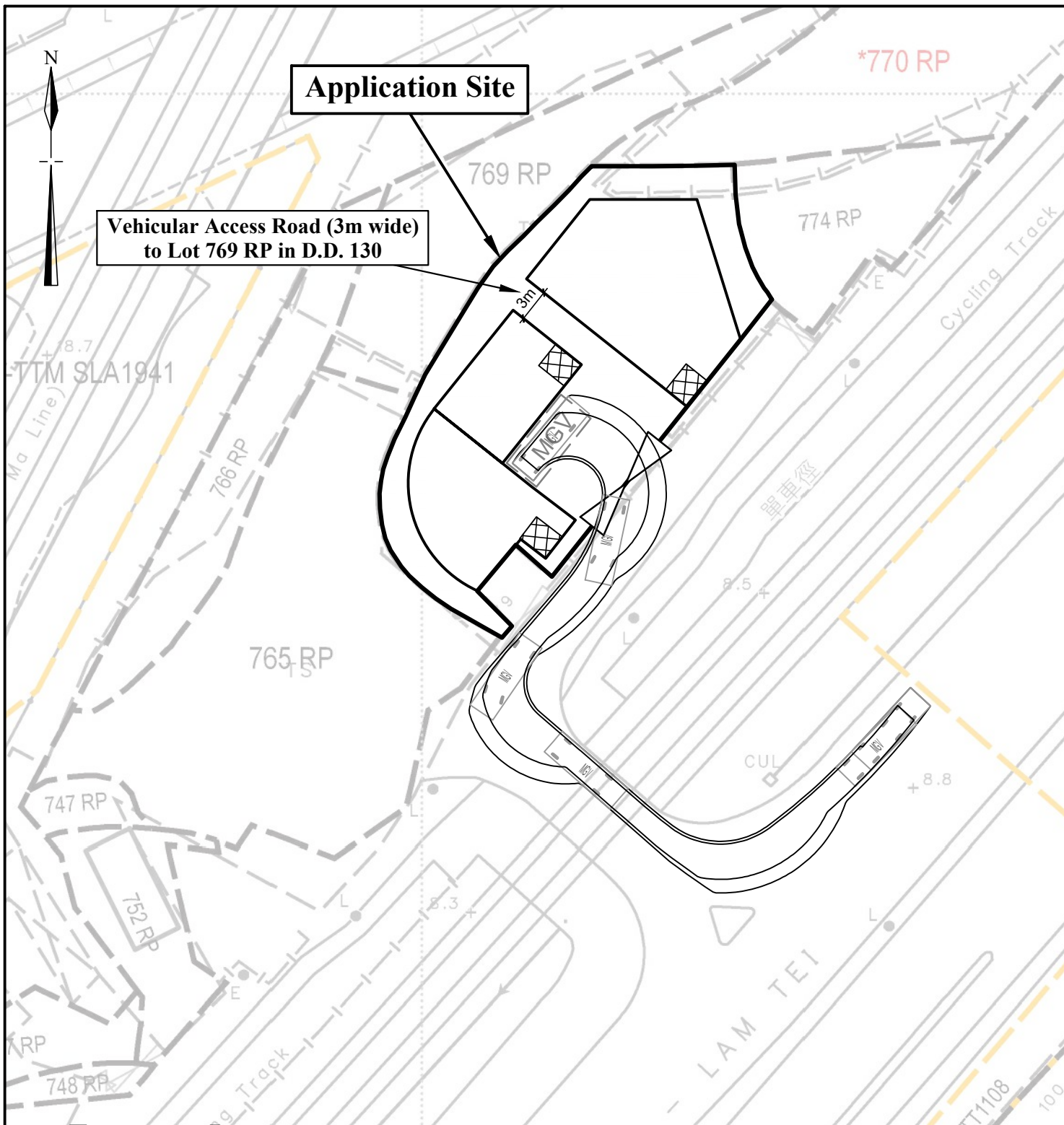
**Goldrich Planners &  
Surveyors Ltd.**

**July 2025**

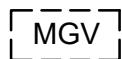
**Lot 771 RP in D.D. 130  
Tuen Mun, N.T.**

**Plan 4.1  
( P25013 )**

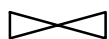




## Legend



**Parking space for medium goods vehicle  
(8m (L) x 3.5m (W))**



**Vehicular Ingress / Egress (10m wide)**



**Medium goods vehicle  
(8m (L) x 2.5m (W))**

**1:500**

**Swept Path Analysis (OUT)**

**Goldrich Planners &  
Surveyors Ltd.**

**July 2025**

**Lot 771 RP in D.D. 130  
Tuen Mun, N.T.**

**Plan 4.2  
( P25013 )**