

Planning Statement

1. Application Background

- 1.1. The site has involved 7 nos. of previous approved open storage and warehouse applications since 2002 (A/TM-LTYT/95, A/TM-LTYT/138, A/TM-LTYT/178, A/TM-LTYT/195, A/TM-LTYT/252, A/TM-LTYT/269 and A/TM-LTYT/299). A new applicant (new tenant) would like to apply for a fresh application for warehouse use to regularize the current use at the site.

2. Introduction

- 2.1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Gainman Property Management Limited (“the Applicant”) in support of the planning application for ‘Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years’ (“the Proposed Development”) on Lot 771 RP in D.D. 130, Lam Tei, Tuen Mun, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

3. Application Site (Plans 1 and 2)

- 3.1. The Site is on Lot 771 RP in D.D. 130, Lam Tei, Tuen Mun, New Territories. It is accessible from Castle Peak Road – Lam Tei via a local track.
- 3.2. The site area is about 847m². No Government Land is involved.

4. Planning Context

- 4.1. The Site falls within an area zoned “Residential (Group B) 1” (“R(B)1”) on the Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYT/13.
- 4.2. The planning intention of the “R(B)1” zone is primarily for sub-urban medium-density residential developments in rural areas where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.
- 4.3. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board.
- 4.4. Provided that the structures of the Proposed Development are temporary in nature, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “R(B)1” zone.

5. Development Parameters

5.1. The following table summarises the details of the structures on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Warehouse with Ancillary Office	225	225	9	1
2	Warehouse with Ancillary Office	93	93	9	1
3	Warehouse with Ancillary Office	135	135	9	1
Total		<u>453</u>	<u>453</u>		
		Plot Ratio	Site Coverage		
		0.535	53.5%		

- 5.2. Each structure has an ancillary office of about 7.5m². The total floor area of the ancillary office is about 22.5m². Please refer to Layout Plan (Plan 3) for details.
- 5.3. The Proposed Development serves to meet the strong demand for warehouse use in Tuen Mun area. Building materials such as bamboo, scaffoldings, bricks, metals, sand, etc. will be stored on site and in the warehouses.
- 5.4. Operation hours are from 8 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
- 5.5. 1 no. of parking space for medium goods vehicles (MGV) (8 metres long) is proposed on site for the daily operation of the Proposed Development. The Site is accessible from Castle Peak Road – Lam Tei via a local track. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site.

6. Previous Applications

- 6.1. The site has involved 7 nos. of previous approved open storage and warehouse applications since 2002 (A/TM-LTYT/95, A/TM-LTYT/138, A/TM-LTYT/178, A/TM-LTYT/195, A/TM-LTYT/252, A/TM-LTYT/269 and A/TM-LTYT/299). Temporary Open Storage of Building Materials and Warehouse for Storage of Building Materials use is allied with Town Planning Board decision.

7. No Adverse Impacts to the Surroundings

Visual

- 7.1. The Proposed Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with warehouses and temporary structures. Adverse visual impact to the surrounding areas is not anticipated.

Drainage

- 7.2. The Applicant will submit a drainage proposal, with the provision of u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Proposed Development after the planning approval has been granted from the Board. The Applicant will proceed to implement the drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety

- 7.3. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

Traffic

- 7.4. The trip attraction and generation rates are expected as follows:

	Mondays to Saturdays	
	Attractions	Generations
08:00 – 09:00	1	0
09:00 – 10:00	0	0
10:00 – 11:00	1	1
11:00 – 12:00	0	0
12:00 – 13:00	0	1
13:00 – 14:00	0	0
14:00 – 15:00	1	0
15:00 – 16:00	0	0
16:00 – 17:00	1	1
17:00 – 18:00	0	0
18:00 – 19:00	0	1
Total Trips	<u>4</u>	<u>4</u>

- 7.5. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.

- 7.6. 1 no. of parking spaces for medium goods vehicles (MGV) (8 metres long) is proposed on site for the daily operation of the Proposed Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site.
- 7.7. The Proposed Development is for warehouse use only. Given that no visitors will be accepted at the Site, no visitor parking space will be provided. Staff are residents living in the vicinity. They will come to the Site by public transports or on foot.

Environment

- 7.8. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
- 7.9. The Proposed Development is intended for warehouse use only. Loading and unloading activities will only be conducted from 8 a.m. to 7 p.m. from Mondays to Saturdays. No workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

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