

Sharon Tsun Tung WAN/PLAND

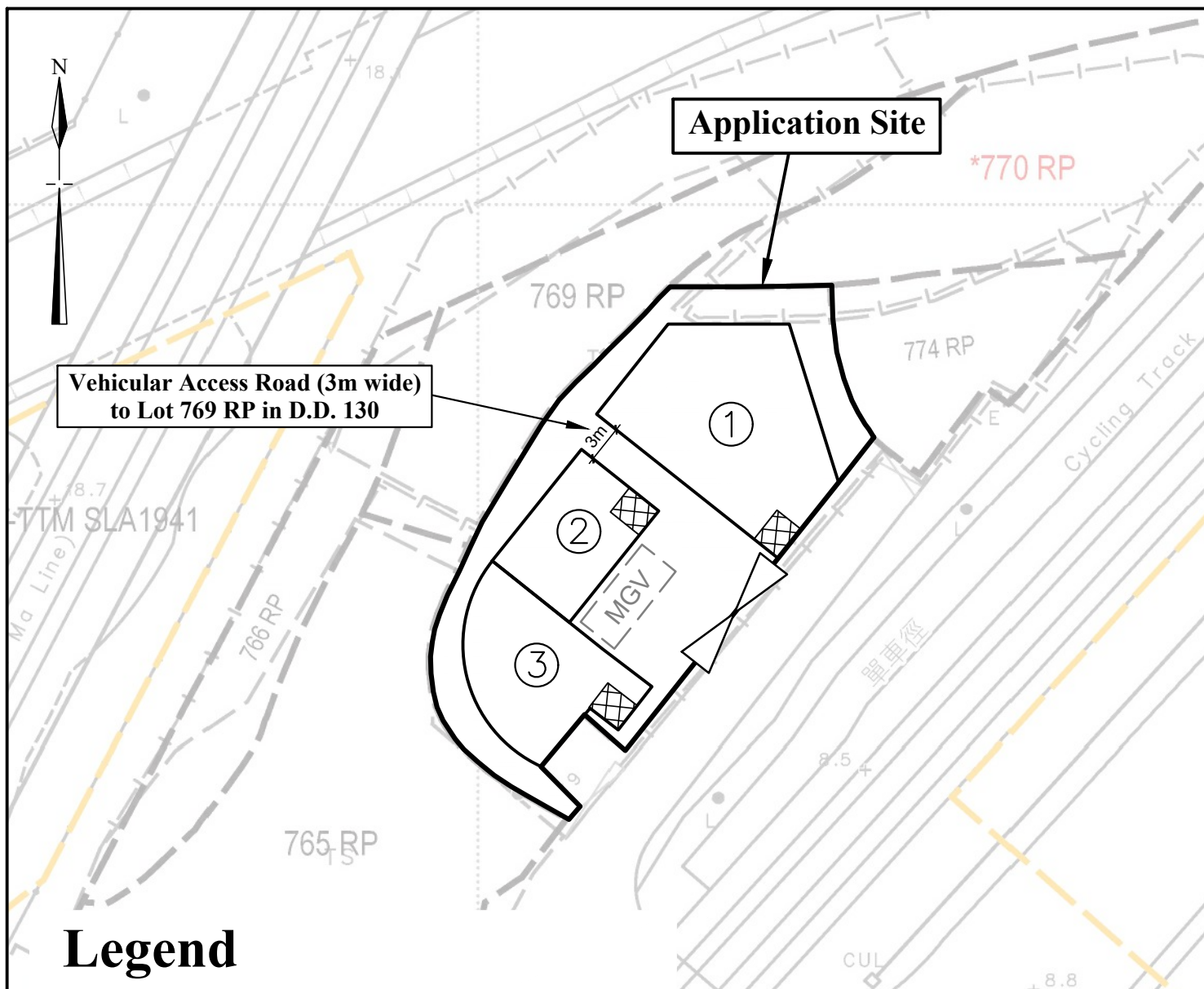
寄件者: Rich Gold
寄件日期: 2025年08月26日星期二 17:28
收件者: Sharon Tsun Tung WAN/PLAND
主旨: Re: Planning Application No. A/TM-LTYT/499 - Submission of Replacement Pages
附件: A_TM-LTYT_499_Replacement Pages_26.8.2025.pdf

Dear Ms. Wan,

Attached please find our SI submission to supersede the previous submissions on 22.8.2025, 12:37 p.m. and 26.8.2025, 3:01 p.m. Thank you.

Regards,
Alan Poon

(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	394	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	453	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	3	
Proposed domestic floor area 擬議住用樓面面積		sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	453	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	453	sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)		
Please refer to planning statement (Appendix I) and layout plan (Plan 3) for details.		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位		
Motorcycle Parking Spaces 電單車車位		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	1	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		
Others (Please Specify) 其他 (請列明)		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位		
Coach Spaces 旅遊巴車位		
Light Goods Vehicle Spaces 輕型貨車車位		
Medium Goods Vehicle Spaces 中型貨車車位		
Heavy Goods Vehicle Spaces 重型貨車車位		
Others (Please Specify) 其他 (請列明)		
Proposed operating hours 擬議營運時間		
8 a.m. to 7 p.m. daily from Mondays to Saturdays (excluding Sundays and Public Holidays)		
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Castle Peak Road – Lam Tei via a local track</u>
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)



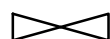
Legend



Ancillary Office (about 22.5m²)



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



Vehicular Ingress / Egress

Site Area(about): 847m²

No.	Uses	Floor Area (about)	Covered Area (about)	Storeys	Height
1	Warehouse with Ancillary Office	225 m ²	225 m ²	1	9m
2	Warehouse with Ancillary Office	93 m ²	93 m ²	1	9m
3	Warehouse with Ancillary Office	135 m ²	135 m ²	1	9m
Total		<u>453 m²</u>	<u>453 m²</u>		

1:500

Layout Plan

**Goldrich Planners &
Surveyors Ltd.**

July 2025

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

**Plan 3
(P25013)**

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). Warehouse 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	1	1
10:00 – 11:00	1	1
11:00 – 12:00	0	1
12:00 – 13:00	0	0
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>5</u>	<u>5</u>

Note: This estimation includes the trip attractions and generations to/from the adjacent lot through the application site.

- 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. A vehicular access (about 3m wide) will be provided between structure 1 and structure 2 to allow vehicles access to Lot 769 RP in D.D. 130 through the application site.
- 7.8. 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

- 7.9. 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.
- 7.10. 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.

- End -