

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Shing Lee Tat Logistics International Limited (“the Applicant”) in support of the planning application for ‘Temporary Wholesale Trade with Ancillary Storage’ for a period of 3 years (“the Development”) at Lot Nos. 2342(Part) and 2353(Part) in D.D. 130 and adjoining Government Land, Lam Tei, Tuen Mun, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 2342(Part) and 2353(Part) in D.D. 130 and adjoining Government Land, Lam Tei, Tuen Mun, New Territories. The Site is accessible from Tat Fuk Road via a local track leading to the ingress to its north.
3. The site area is about 972 m², including about 27 m² of Government Land.

Planning Context

4. The Site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Draft Lam Tei and Yick Yuen Outline Zoning Plan (the “OZP”) No. S/TM-LTTY/13.
5. The planning intention of the “R(D)” zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.
6. 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, notwithstanding that the use or development is not provided for in terms of the OZP.
7. Provided that the structures of the 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(D)” zone.

Development Parameters

8. 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	Ancillary Office	15	15	3	1
2	Wholesale Trade with Ancillary Storage	520	520	6	1
Total		<u>535</u>	<u>535</u>		
		Plot Ratio	Site Coverage		
		0.55	55%		

9. The Development serves to provide structures for wholesale trade with storage use. No dangerous goods will be stored at the Site.
10. Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
11. 3 nos. of parking space for light goods vehicles (LGV) and 2 nos. of parking space for private cars are provided at the Site for the daily operation of the Development. The Site is accessible from Tat Fuk Road via a local track leading to the ingress to its north. Sufficient space is allowed for vehicle manoeuvring entering and leaving the Site (**Plan 4**).

Similar Application

12. There is a similar application for ‘Temporary Wholesale Trade with Ancillary Storage for a Period of 3 Years’ (Application No. A/TM-LTYT/484) within the “R(D)” zone on the OZP, which was approved by the Rural and New Town Planning Committee (“the Committee”) on 23.5.2025 mainly on considerations that temporary approval would not frustrate the long-term planning intention of the “R(D)” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
13. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved application.

No Adverse Impacts to the Surroundings

Visual

14. The Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with warehouses, residential structures and wholesale trade. Adverse visual impacts to the surrounding areas are not anticipated.

Drainage

15. 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 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

16. 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

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

	Mondays to Saturdays	
	Attractions	Generations
09:00 – 10:00	1	0
10:00 – 11:00	2	0
11:00 – 12:00	1	2
12:00 – 13:00	0	2
13:00 – 14:00	1	0
14:00 – 15:00	2	0
15:00 – 16:00	0	1
16:00 – 17:00	0	1
17:00 – 18:00	0	1
18:00 – 19:00	0	0
Total Trips	<u>7</u>	<u>7</u>

18. In view of the low trip attraction and generation rates, it is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.
19. The Site is accessible from Tat Fuk Road via a local track leading to the ingress to its north. 3 nos. of parking space for LGV and 2 nos. of parking space for private cars are provided at the Site for the daily operation of the Development. Sufficient space is allowed for car manoeuvring entering and leaving the Site (**Plan 4**).
20. The Development is for wholesale trade with ancillary storage only. Given that no visitors will be accepted at the Site, no visitor parking space will be provided.

Environment

21. 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 in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
22. The Development is intended for wholesale trade with ancillary storage use only. Loading and unloading activities will only be conducted from 9 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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