

A/TM-LTYT/499

e-form No. S16-III
電子表格第 S16-III 號

APPLICATION FOR PERMISSION

2025年 08月 20日

此文件在
只會在收到所有必要的資料及文件後才作處理。
申請的日期。

20 AUG 2025

This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)根據《城市規劃條例》(第131章)
第16條遞交的許可申請**Applicable to Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated
Areas, or Renewal of Permission for such Temporary Use or Development*****適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*****Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.***其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。*Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html**General Note and Annotation for the Form****填寫表格的一般指引及註解**# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TM-LTYY/499
	Date Received 收到日期	20 AUG 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱	
Gainman Property Management Limited (盈民物業管理有限公司)	(Company 公司)
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)	(Company 公司)
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 771 RP in D.D. 130, Lam Tei, Tuen Mun, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 847 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 453 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	sq.m 平方米 <input type="checkbox"/> About 約

<p>(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號</p>	<p>Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/13</p>
<p>(e) Land use zone(s) involved 涉及的土地用途地帶</p>	<p>Residential (Group B) 1</p>
<p>(f) Current use(s) 現時用途</p>	<p>Warehouse</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>
<p>(g) Additional Information (if applicable) 附加資料 (如適用)</p>	

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification**就土地擁有人的同意/通知土地擁有人的陳述**

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
 根據土地註冊處截至 (日/月/年) 的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

- (b) The applicant 申請人 -

☐ has obtained consent(s) of "current land owner(s)"[#].

已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

☐ has notified "current land owner(s)"[#]

已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)"^{#&} on _____ (DD/MM/YYYY)
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]遞交要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers[&] on 30/07/2025 (DD/MM/YYYY)
於 30/07/2025 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises[&] on _____ (DD/MM/YYYY)
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee[&] on 29/07/2025 (DD/MM/YYYY)
於 29/07/2025 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

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

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期

☒ year(s) 年 3

☐ month(s) 個月 _____

(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

(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)

(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的措施,否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/>	Please provide details 請提供詳情 _____	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input type="checkbox"/>	(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 _____ sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 _____ m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 _____ sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 _____ m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 _____ sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 _____ m 米 <input type="checkbox"/> About 約	
	No 否 <input checked="" type="checkbox"/>		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) _____ Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p>

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ /
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	

<p>(e) Approval conditions 附帶條件</p>	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>_____</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>_____</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
<p>(f) Renewal period sought 要求的續期期間</p>	<p><input type="checkbox"/> year(s) 年 _____</p> <p><input type="checkbox"/> month(s) 個月 _____</p>

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）。

Please refer to Planning Statement (Appendix I) for details.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature 簽署 Signed with recognised e-signature ☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人
Signer: POON Chi Him Alan Surveyor

Name
姓名

Position (if applicable)
職位 (如適用)

Professional Qualification(s) 專業資格 ☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

On behalf of 代表

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 771 RP in D.D. 130, Lam Tei, Tuen Mun, New Territories		
Site area 地盤面積	847 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTYT/13		
Zoning 地帶	Residential (Group B) 1		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月		
Applied use/ development 申請用途/發展	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	453 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.535 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於

(ii) No. of blocks 幢數	Domestic 住用	
	Non-domestic 非住用	3
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	m 米 9 <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 1 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	53.5 % <input checked="" type="checkbox"/> About 約	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 <u>1</u> 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 <u>1</u> Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 _____ 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) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Location Plan (Plan 1)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Lot Index Plan (Plan 2)</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Executive Summary</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Executive Summary

1. The application site is on Lot 771 RP in D.D. 130, Lam Tei, Tuen Mun, New Territories.
2. The site area is about 847m². No Government Land is involved.
3. 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-LTY Y/13.
4. The applied use is ‘Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years’.
5. A total of 3 nos. of single-storey temporary structures are proposed for warehouses with ancillary office use. The gross floor area is about 453m².
6. Operation hours are from 8 a.m. to 7 p.m. from Mondays to Saturdays. No operations on Sundays and public holidays.
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界屯門藍地丈量約份第 130 約地段第 771 號餘段。
2. 申請地點的面積約 847 平方米。申請不涉及政府土地。
3. 申請地點在《藍地及亦園分區計劃大綱草圖編號 S/TM-LTY Y/13》上劃為「住宅(乙類)1」地帶。
4. 申請用途為「臨時貨倉（危險品倉庫除外）連附屬辦公室（為期 3 年）」。
5. 申請地點擬議提供 3 個臨時單層構築物作貨倉連附屬辦公室用途。總樓面面積約 453 平方米。
6. 營運時間為星期一至六上午 8 時至下午 7 時（星期日及公眾假期休息）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

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>

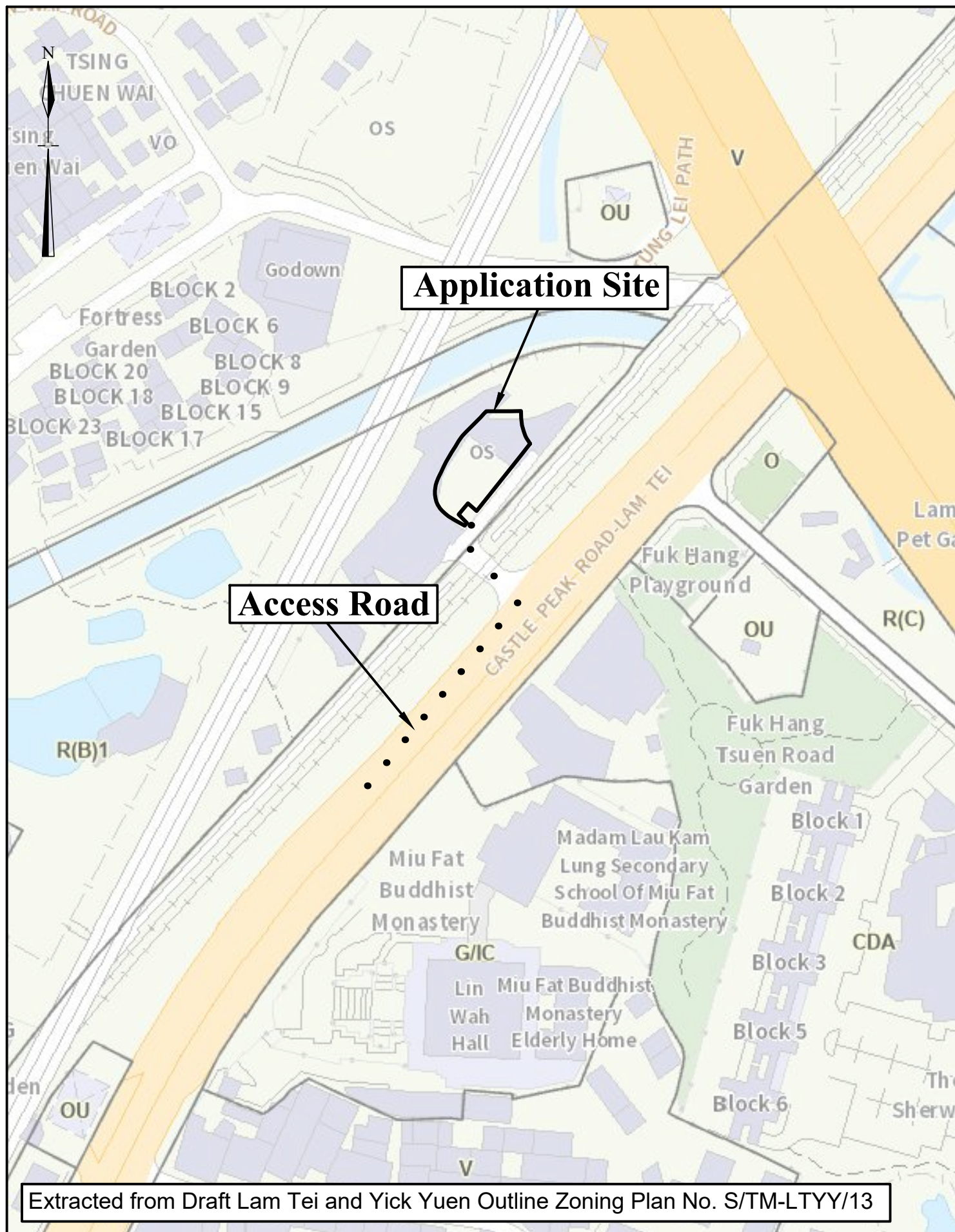
- 7.5. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.

- 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.

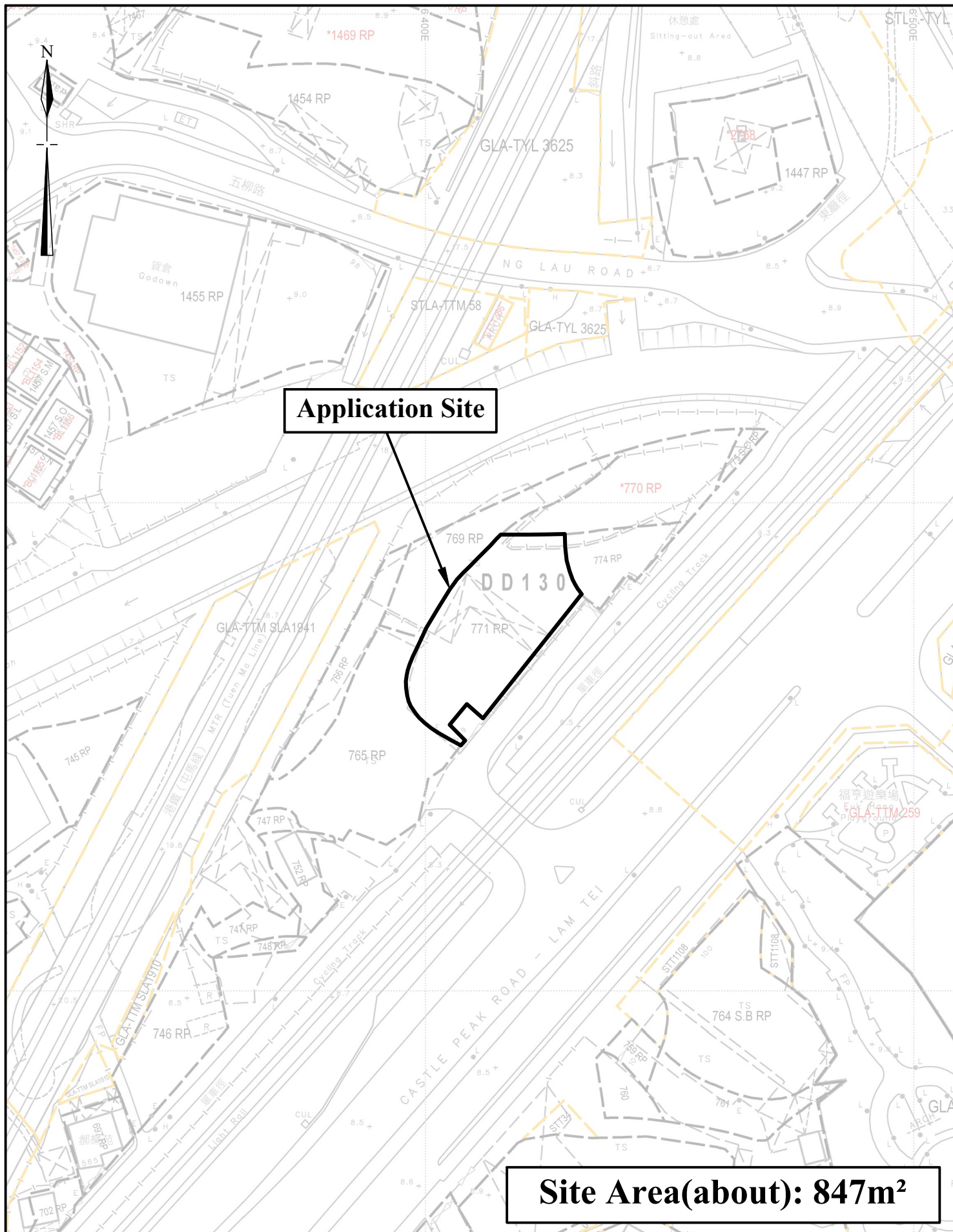
Environment

- 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.

- End -



N.T.S	Location Plan Lot 771 RP in D.D. 130 Tuen Mun, N.T.	Goldrich Planners & Surveyors Ltd.
August 2025		Plan 1 (P25013)



1:1000	Lot Index Plan Lot 771 RP in D.D. 130 Tuen Mun, N.T.	Goldrich Planners & Surveyors Ltd.
July 2025		Plan 2 (P25013)

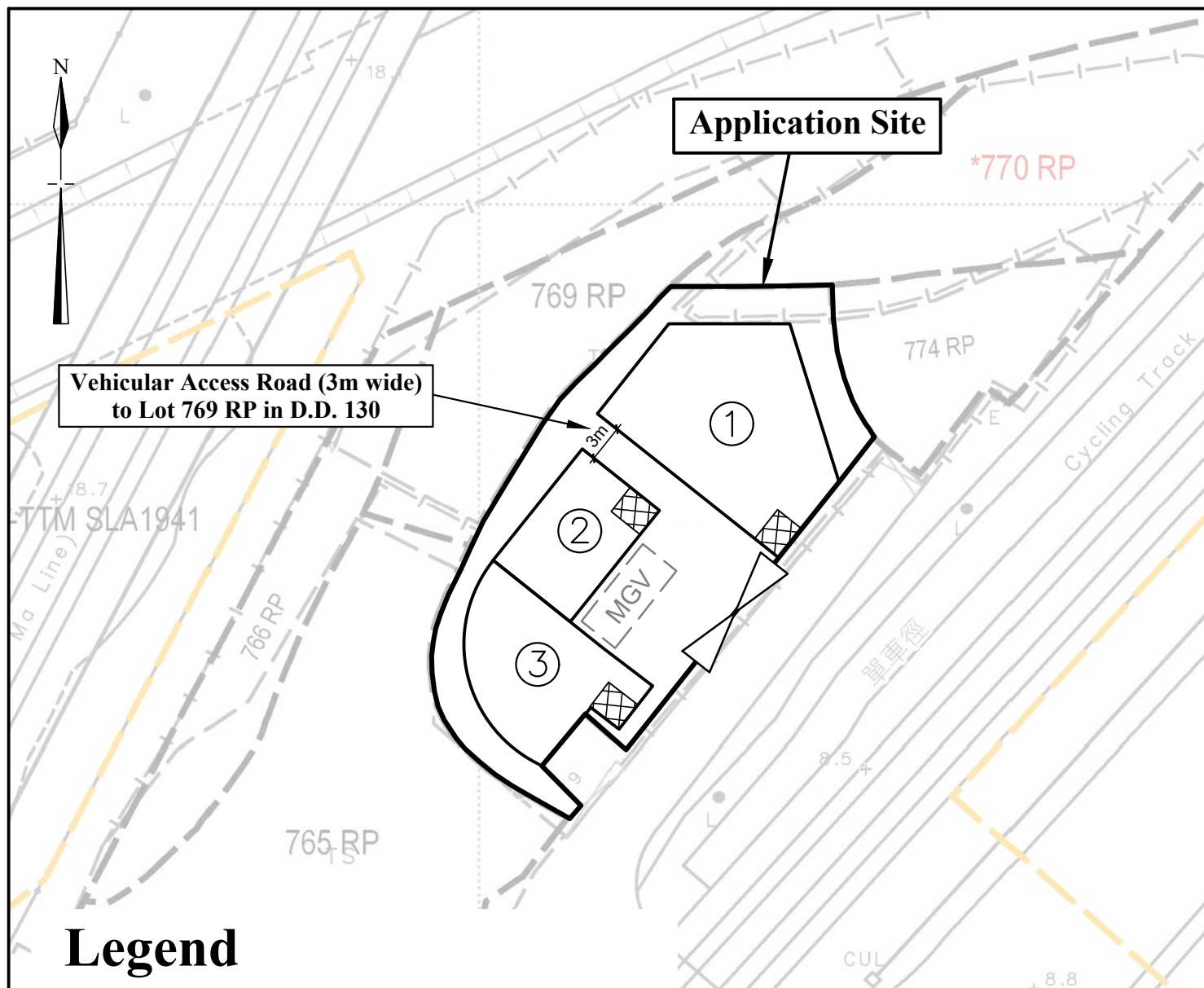
寄件者: Rich Gold
寄件日期: 2025年08月26日星期二 17:28
收件者: Sharon Tsun Tung WAN/PLAND
主旨: Re: Planning Application No. A/TM-LTYT/499 - Submission of Replacement Pages
附件: A_TM-LTYT_499_Replacement Pages_26.8.2025.pdf

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

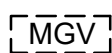
(c) <u>Development Schedule</u> 發展細節表		
Proposed uncovered land area 擬議露天土地面積	394	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	453	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	3	
Proposed domestic floor area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



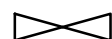
Legend



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
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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 -

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

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 https://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_Submission.pdf .	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)

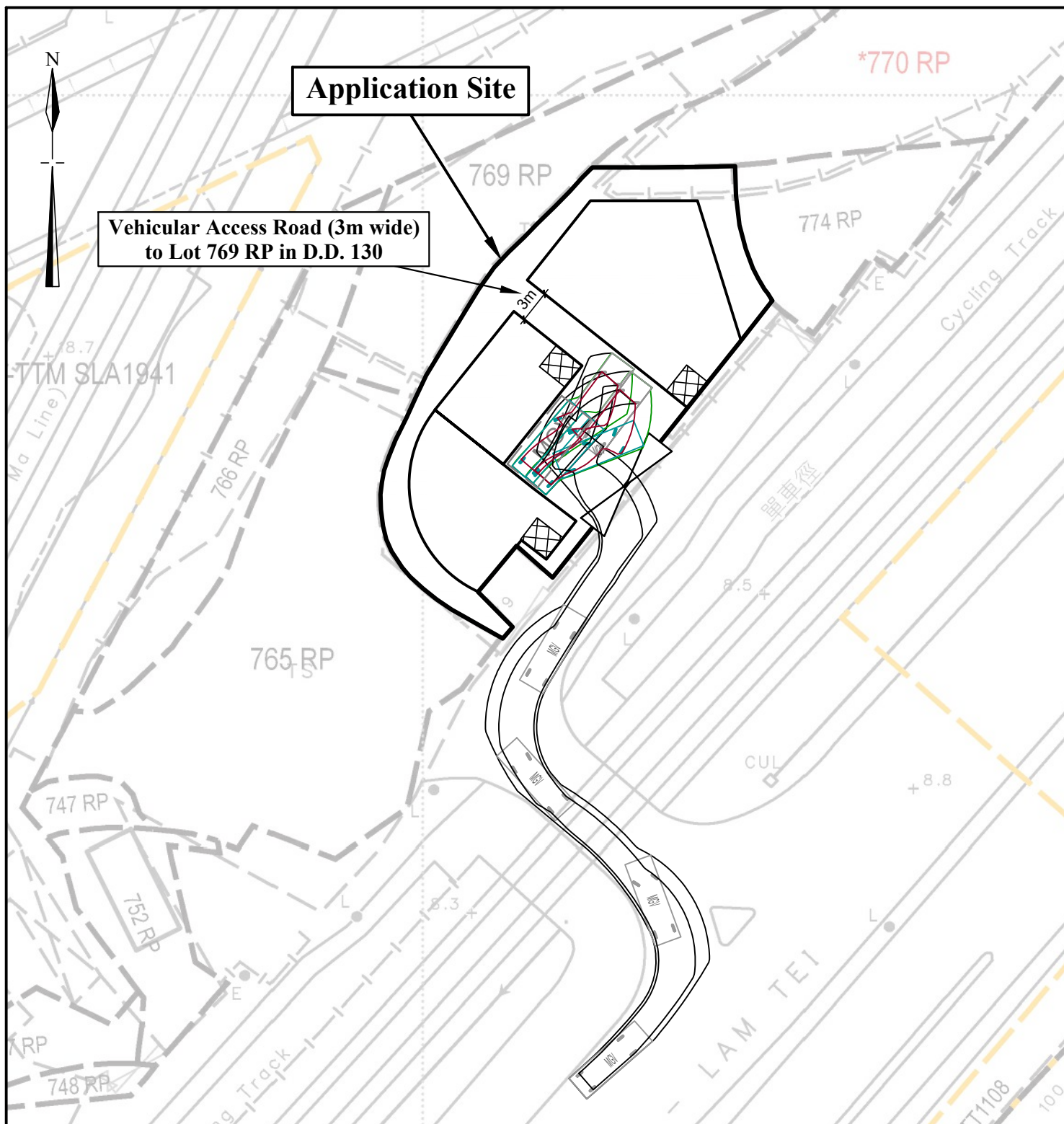
	Comments	Responses
1.	The application site (“the Site”) comprises Old Schedule Agricultural Lot No. 771 RP in D.D. 130 (“the Lot”) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.	Noted.
2.	<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 this office’s objection to the application 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>

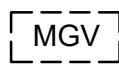
Comments from the Fire Services Department dated 17.9.2025

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

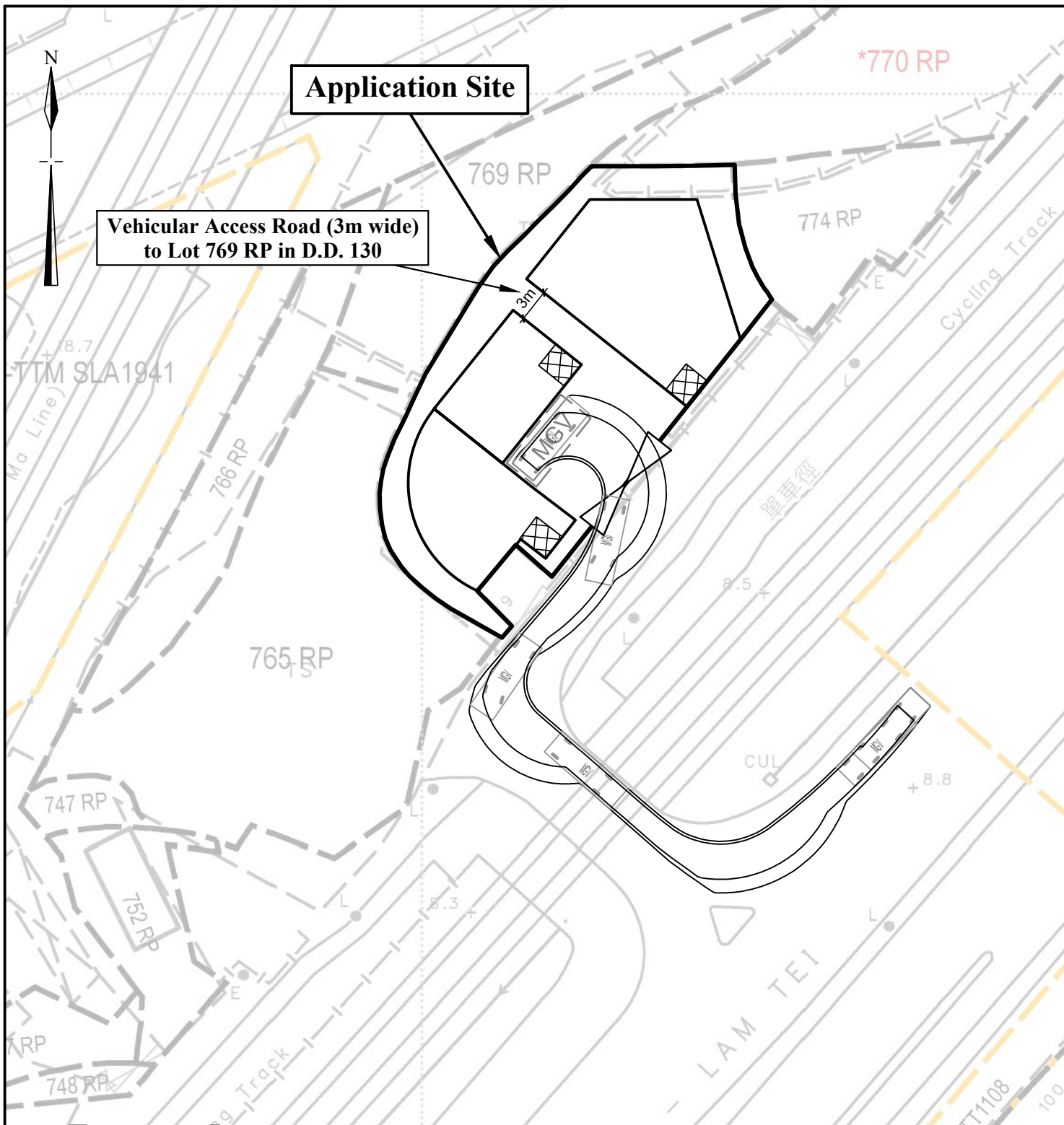
Swept Path Analysis (IN)

**Goldrich Planners &
Surveyors Ltd.**

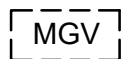
July 2025

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

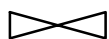
**Plan 4.1
(P25013)**



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)**

Previous S.16 Applications covering the Application Site

Approved Applications

<u>No.</u>	<u>Application No.</u>	<u>Development(s)/ Use(s)</u>	<u>Date of Consideration (TPB/RNTPC)</u>
1.	A/TM-LTYT/95	Proposed Temporary Open Storage of Scrap Metal and Waste Paper (for Recycling) with Ancillary Office and Weighing Station for a Period of 3 Years	18.10.2002
2.	A/TM-LTYT/138	Temporary Open Storage of Scrap Metal and Waste Paper (for Recycling) with Ancillary Office and Weighing Station for a Period of 3 Years	19.5.2006
3.	A/TM-LTYT/178	Renewal of Planning Approval for Temporary Open Storage of Scrap Metal and Waste Paper (for Recycling) with Ancillary Office and Weighing Station under Application No. A/TM-LTYT/138 for a Period of 3 Years	13.2.2009 [revoked on 13.8.2009]
4.	A/TM-LTYT/195	Temporary Open Storage of Scrap Metal and Waste Paper (for Recycling) with Ancillary Office and Weighing Station for a Period of 3 Years	15.1.2010
5.	A/TM-LTYT/252	Temporary Open Storage of Scrap Metal and Waste Paper (for Recycling) with Ancillary Office and Weighing Station for a Period of 3 Years	11.1.2013 [revoked on 11.10.2013]
6.	A/TM-LTYT/269	Temporary Open Storage of Scrap Metal and Waste Paper (for Recycling) with Ancillary Office and Weighing Station for a Period of 3 Years	13.12.2013 [revoked on 13.6.2014]
7.	A/TM-LTYT/299	Temporary Open Storage of Building Materials and Warehouse for Storage of Building Materials for a Period of 3 Years	9.10.2015 [revoked on 20.11.2015]
8.	A/TM-LTYT/326	Temporary Shops and Services (Showroom for Building Materials and Furniture with an Ancillary Office) for a Period of 3 Years	17.2.2017 [revoked on 17.5.2017]

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport (C for T):

- No adverse comment on the application from traffic engineering viewpoint.
- Advisory comments as detailed in **Appendix IV**.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- No comment on the application from highways maintenance viewpoint.
- Advisory comments as detailed in **Appendix IV**.

(c) Comments of the Chief Engineer/Railway Development Division 1-1, Railway Development Office, HyD (CE/RD 1-1, RDO, HyD):

- No comment on the application from railway development viewpoint.
- Advisory comments as detailed in **Appendix IV**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- No objection to the application from environmental planning perspective.
- No environmental complaint pertaining to the application site (the Site) was received in the past three years.
- Advisory comments as detailed in **Appendix IV**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- No objection to the application from public drainage viewpoint.
- Should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal for the application site (the 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”.
- Advisory comments as detailed in **Appendix IV**.

4. Fire Safety

Comments of the Director of Fire Services (D of FS):

- No objection in-principle to the application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of the D of FS.
- Advisory comments as detailed in **Appendix IV**.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- No objection to the application.
- Advisory comments as detailed in **Appendix IV**.

6. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

As observed from the aerial photo in 2024 and site photos record dated 29.8.2025, it is noted that the Site was already paved and occupied by temporary structures. No significant landscape resources/existing trees are observed within the Site. Significant landscape impact arising from the application is not anticipated.

7. District Officer's Comments

Comment of the District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD):

His office has not received any public comments on the application.

8. Other Departments

The following departments have no objection to/no comment on the application and their advisory comments, if any, are in **Appendix IV**.

- Director of Electrical and Mechanical Services (DEMS);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) the permission is given to the development and structures under application. It does not condone any other uses not covered by the application. Immediate action should be taken to discontinue such development and remove such structures not covered by the permission;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (c) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lot 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;
 - (ii) the Lot owner/applicant shall either (i) remove the unauthorised structures within the Lot covered by the application and cease the illegal occupation of the Government land (GL) not covered by the application immediately; or (ii) include the unauthorised structures and the adjoining GL being illegally occupied in the application for the further consideration by the relevant departments and, subject to the approval of the Board to the application which shall have reflected the rectification or amendment as aforesaid required, apply to LandsD 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;
 - (iii) the Site is accessible via a local access on GL leading from Castle Peak Road – Lam Tei. LandsD does not carry out maintenance works for the said GL nor guarantee that any right-of-way to the Site will be given. The applicant shall be responsible for his own access arrangement; and
 - (iv) LandsD reserves the right to take lease enforcement actions as considered appropriate against any unauthorised erection/extensions/alternations of the structures erected or to be erected within the Lot or any unauthorised occupation of GL at any time irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structure(s) be found erected without prior approval given by LandsD or be in breach of the approval given;
- (d) to note the comments of the Commissioner for Transport (C for T) that sufficient vehicle manoeuvring space should be reserved within the Site. The applicant should 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;

- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the vehicular access arrangement and the swept path analysis should be commented by the Transport Department; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Chief Engineer/Railway Development Division 1-1, Railway Development Office, HyD (CE/RD 1-1, RDO, HyD) that the Site falls within the railway protection boundary of the existing railway line. With reference to DEVB TC(W) No. 1/2019 and/or Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-24, please consult MTR Corporation Limited with respect to the operation, maintenance, safety and any future works required for the existing railway network;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the applicant is reminded to observe and follow the environmental measures in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Site” (COP), and to implement appropriate mitigation measures/practices as set out in the Recommended Pollution Control Clauses for Construction Contracts (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html). The applicant shall also comply with relevant environmental protection and pollution control ordinances; and
 - (ii) public sewer is available for connection, which is advised in the COP. The applicant is reminded to make connection to the nearest public manhole at his own expense and seek advice from the Drainage Services Department (DSD) for technical details of the connection;
- (h) to note the comments of the Chief Engineer/Mainland North, DSD (CE/MN, DSD) that:
 - (i) the applicant 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; and
 - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Lot at his own expense;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department for approval. In addition, the applicant should also be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and

- the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) as there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site, BD is not in a position to offer comments on their suitability for the use proposed in the application;
 - (ii) it is noted that three structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorised building works (UBWs) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iii) if the existing structures (not being a New Territories Exempted House) are erected on lease land without the approval of the BA, they are UBWs under the BO and should not be designated for any proposed use under the application;
 - (iv) for UBWs erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations; and
 - (vi) the storey height of the three proposed structures should be justified. Detailed comments under the BO to be provided during building plans submission stage; and
- (k) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. the CLP) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

From:
Sent: 2025-09-19 星期五 02:36:57
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/TM-LTYT/499 DD 130 Lam Tei

Dear TPB Members,

492 withdrawn, back with open storage removed.

Previous objections relevant and upheld.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 21 July 2025 3:01 AM HKT
Subject: A/TM-LTYT/492 DD 130 Lam Tei

A/TM-LTYT/492

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

Site area: About 847sq.m

Zoning: "Res (Group B)1"

Applied use: Open Storage of Building Materials and Warehouse / 1 Vehicle Parking

Dear TPB Members,

Applicant conveniently omits to add Application 326, approved 17 Feb 2017 was revoked 17 May 2017 re Drainage conditions. No subsequent record of approval but applicant states that he wishes to regulate the CURRENT USE at the site.

So how come no enforcement action carried out in the interim of almost a decade?

Members have a duty to request more information with regard to the operation.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 27 January 2017 1:12 AM HKT
Subject: A/TM-LTYT/326 DD 130 Lam Tei

A/TM-LTYT/326

Lots in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun

1
Site area 1,492 m² Includes Government Land of about 25 m²
Zoning : "Res (Group B) 1"
Applied Use : Open Storage

Dear TPB Members,

Despite the supposed shortage of land for housing, this Res B site has been used as a brownfield site since 2002.

The land use is not in line with the planning intentions for "Res Group B zones, which are primarily for medium-density residential developments. There is no strong planning justification in the submission for a departure from such planning intentions, even on a temporary basis.

The application does not comply with the Town Planning Board Guidelines in that the development is not compatible with the surrounding land uses that are predominantly residential in nature.

Rolling over the current use perpetuates the inappropriate land use and hinders the elimination of brownfield sites close to growing communities. Land owner must be encouraged to develop the land for its intended purpose.

Approval of the application would set an undesirable precedent for similar applications within the R zones. The cumulative effect of approving such applications would result in a general degradation of the environment.

Mary Mulvihill