

1 INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Temporary Logistics Centre for a Period of 3 Years** (hereinafter collectively referred to as “the proposed use”) at Lots 2999 (Part), 3000 RP (Part), 3010 RP, 3011 RP, 3012 S.A, 3035 RP (Part), 3038 RP, 3041 RP, 3042 RP, 3043 (Part), 3044 (Part), 3045 RP, 3046 RP (Part), 3047 RP, 3050 S.A (Part), 3050 RP (Part), 3051 (Part), 3053 (Part), 3055 (Part), 3056 S.A (Part), 3056 S.B (Part), 3058 (Part), 3062 (Part), 3063 (Part), 3064, 3065, 3066 (Part), 3067, 3068, 3069, 3070 S.A, 3070 RP, 3071, 3072 (Part), 3073 S.A (Part), 3074, 3076, 3077 (Part), 3078 (Part), 3105 (Part), 3106, 3107, 3108 (Part), 3109, 3110, 3111 RP (Part), 3112 RP (Part), 3113, 3134 RP (Part) and 3135 (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. The application site has a total area of about 32,734m² (including about 397m² of Government land). Its location is shown on **Figure 1** whilst **Figure 2** indicates relevant private lots which the application site involves.
- 1.1.2 Prepared on behalf of Sheung Yik Storage Limited (hereinafter referred to as “the Applicant”), Grandmax Surveyors Limited have been commissioned to prepare and submit the current application on his behalf. The current application aims to seek planning permission again from the the Board such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use, without significant changes in the nature of the proposed use and the overall physical setting surrounding the application site, in comparison to the previously approved planning application.
- 1.1.3 The application site straddles over the “Residential (Group B) 1” (“R(B)1”), “Residential (Group B) 2” (“R(B)2”), “Open Space” (“O”) zones and area shown as ‘Road’ on the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 gazetted on 26.1.2018 (hereinafter referred to as “the Current OZP”) (**Figure 3** refers). According to the Notes of the Current OZP, the proposed use is neither Column 1 nor Column 2 use in “R(B)1”, “R(B)2” and “O” zones. As stipulated in (9)(b) of the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board.

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout and Operation

- 4.1.1 It is proposed to utilise the application site for the proposed use (i.e. Temporary Logistics Centre for a Period of 3 Years). The application site has a total area of about 32,734m² (including about 397m² of Government land). Apart from the increase in number of structures and total floor area, the current application shares the exact same configurations as the last approved planning application (No. A/HSK/305). An ingress/egress will be at the eastern side directly abutting Lau Fau Shan Road with 15m in width.
- 4.1.2 Logistic goods to be stored within the application site will be non-polluted and non-dangerous in nature and will remain stagnant all the time. All activities of the logistics centre will only be confined within the application site without affecting the neighbouring uses and the operation hours of the proposed use will be restricted to from 7:00 a.m. to 11:00 p.m. (Monday to Saturday excluding Sunday and Public Holiday). The Indicative Layout Plan is shown in **Figure 4** whilst the key development parameters for the proposed use are detailed in **Table 3**.
- 4.1.3 In comparison with the previously approved application (No. A/HSK/305), the applied use, site boundary, operation hours and traffic arrangement under the current application remain the same as the previously approved application. Whereas, the number of structures has increased from 10 to 14 structures for ancillary uses including staff rest rooms and guard room. The total floor area has decreased from about 25,207m² to 23,274m², while the height of the structures remains unchanged (i.e. 3m to 12m). A comparison table on the major development parameters of the current application and the last approved application is shown in **Table 4** and the application area covered by previous planning approvals are shown in **Figure 5**.
- 4.1.4 In terms of implementation the development proposal, the Applicant stands ready to apply to the Lands Department for the Short Term Tenancies (STT) and the modification of the Short Term Waivers (STW) for occupying the Government land, and permitting the structures to be erected or to regularise any irregularities on site, once the current application approved.

Table 3: Proposed Key Development Parameters

Items	Applied Use(s) / Description(s)	No(s).	Design Parameter(s) (about)		
Site Area	Temporary Logistics Centre for a Period of 3 Years	N/A	Total: 32,734m ² (including Government land 397m ²)		
Covered Area	Temporary Structures	See Below	Total: 23,021m ² (70%)		
Uncovered Area	L/UL Bays, Internal Vehicular Access and Landscaping	See Below	Total: 9,713m ² (30%)		
			<u>Floor Area (About)</u>	<u>No. of Storey</u>	<u>Max. Height</u>
Structure 1	Logistic Centre 1	1	20,910m ²	1	12m
Structure 2	Logistic Centre 2	1	1,703.2m ²	1	12m
Structure 3	Ancillary Toilet 1	1	15.25m ²	1	3.5m
Structure 4	Ancillary Toilet 2	1	16.9m ²	1	3.5m
Structure 5	Ancillary Toilet 3	1	11.7m ²	1	3.5m
Structure 6	Water Tank 1	1	56.4m ²	1	5m
Structure 7	Water Tank 2	1	2.6m ²	1	3.5m
Structure 8	Pump Room	1	11.8m ²	1	5m
Structure 9	Ancillary Office	1	475.2m ²	2	9m
Structure 10	Ancillary Staff Rest Room 1	1	15.2m ²	1	3m
Structure 11	Ancillary Staff Rest Room 2	1	30.4m ²	2	6m
Structure 12	Ancillary Staff Rest Room 3	1	17.5m ²	1	3m
Structure 13	Guard Room 1	1	1.9m ²	1	4m
Structure 14	Guard Room 2	1	5.5m ²	1	4m
			Total: 23,274m²		
Ingress/Egress	To Lau Fau Shan Road	1	15m wide		
	To the Adjoining Lots	1	8m wide		
Anticipated Vehicular Trips (Average per Hour)	N/A	4.5	N/A		

Loading/Unloading Bays	Medium/Heavy Goods Vehicles	2	11m(L) x 3.5m(W)
	Container trailers/tractors	6	16m(L) x 3.5m(W)
Opening Hours	N/A	N/A	From 7:00 a.m. to 11:00 p.m. (Monday to Saturday excluding Sunday and Public Holiday)

Table 4: Comparison Table on the Major Development Parameters of the Current Application and the Last Approved Application

Major Development Parameters	Last Approved Application No. A/HSK/305	Current Application	Difference
Site Area (About)	32,734m ²	32,734m ²	No change
Applied Use	Temporary Logistics Centre for a Period of 3 Years	Temporary Logistics Centre for a Period of 3 Years	No change
Opening Hours	From 7:00 a.m. to 11:00 p.m. (Monday to Saturday excluding Sundays and Public Holidays)	From 7:00 a.m. to 11:00 p.m. (Monday to Saturday excluding Sundays and Public Holidays)	No change
Number of Structures	10	14	+4 (+40%)
Total Floor Area (About)	25,207m ²	23,274m ²	-1,933m ² (-7.7%)
Max. Building Height	1 to 2 storeys (3m - 12m high)	1 to 2 storeys (3m - 12m high)	No change
No. of Loading/Unloading Bays	8	8	No change
- Medium/Heavy Goods Vehicles	2	2	No change
- Container trailers/tractors	6	6	No change

4.2 Vehicular Access and Parking Arrangement

4.2.1 The width of the ingress/egress of the application site abutting Lau Fau Shan Road is about 15m wide and there will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles is allowed throughout the application site such that no waiting or queuing of goods vehicles along Lau Fau Shan Road will arise under any circumstances (**Figure 4** refers). The existing run-in/out will be continued to be properly maintained at all time upon the approval of the current application.

4.2.2 In addition, two loading/unloading bays (L/UL Bays) for medium/heavy goods vehicles