



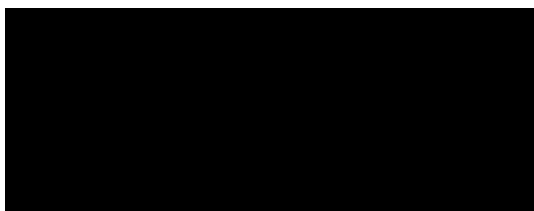
**GRANDMAX SURVEYORS LIMITED**  
**俊滙測量師行有限公司**

## **Section 16 Planning Application**

Temporary Logistics Centre with Ancillary  
Facilities for a Period of 3 Years

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

### *Planning Statement*



Prepared by  
*Grandmax Surveyors Limited*

November 2025

## EXECUTIVE SUMMARY

*(In case of discrepancy between English and Chinese versions, English shall prevail)*

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 with Ancillary Facilities 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 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 26.10.2018. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) *There were 15 previously approved applications for open storage and port back-up uses within the application site and numbers of sites in similar uses are found in the vicinity;*
- (b) *The application will not give rise to substantial change in planning circumstances. The operator has demonstrated his significant progress in complying planning approval conditions of the last planning approval;*
- (c) *The current application will not be contrary to the Town Planning Board Guidelines (TPB PG-No. 13G);*
- (d) *No adverse infrastructural nor environmental impacts are anticipated since there will be no change in terms of the nature of the proposed use, trips generation involved. In addition, the existing drainage, run-in/out and landscape treatment would be properly managed and maintained; and*
- (e) *Temporary nature of the proposed use would not jeopardize the planning intention of “R(B)1”, “R(B)2” and “O” zones.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give favorable consideration to approve the current application for the proposed use for a temporary period of 3 years.



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## 行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作臨時物流中心用途連附屬設施（為期三年）（以下簡稱「擬議用途」）。該申請所涉及地點位於新界元朗廈村丈量約份第 129 約地段第 2999 號(部分)、第 3000 號餘段(部分)、第 3010 號餘段、第 3011 號餘段、第 3012 號 A 分段、第 3035 號餘段(部分)、第 3038 號餘段、第 3041 號餘段、第 3042 號餘段、第 3043 號(部分)、第 3044 號(部分)、第 3045 號餘段、第 3046 號餘段(部分)、第 3047 號餘段、第 3050 號 A 分段(部分)、第 3050 號餘段(部分)、第 3051 號(部分)、第 3053 號(部分)、第 3055 號(部分)、第 3056 號 A 分段(部分)、第 3056 號 B 分段(部分)、第 3058 號(部分)、第 3062 號(部分)、第 3063 號(部分)、第 3064 號、第 3065 號、第 3066 號(部分)、第 3067 號、第 3068 號、第 3069 號、第 3070 號 A 分段、第 3070 號餘段、第 3071 號、第 3072 號(部分)、第 3073 號 A 分段(部分)、第 3074 號、第 3076 號、第 3077 號(部分)、第 3078 號(部分)、第 3105 號(部分)、第 3106 號、第 3107 號、第 3108 號(部分)、第 3109 號、第 3110 號、第 3111 號餘段(部分)、第 3112 號餘段(部分)、第 3113 號、第 3134 號餘段(部分)及第 3135 號(部分)和毗連政府土地（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點於 2018 年 10 月 26 日刊憲公佈的洪水橋及廈村分區計劃大綱核准圖（編號：S/HSK/2）內被劃為「住宅(乙類)1」、「住宅(乙類)2」、「休憩用地」用途及顯示為「道路」的地方。此規劃報告書內詳細闡述擬議用途的規劃理據，當中包括：-

- (一) 申請地點內過往先後十五次獲城規會批准作露天存放及港口存放用途，其附近多個地點亦有作類似擬議用途；
- (二) 該申請不會對規劃情況帶來重大改變及申請人已證明其履行最近一次申請的所有規劃許可附帶條件；
- (三) 該申請符合城規會規劃指引（編號：TPB PG-No. 13G）；
- (四) 不會帶來嚴重的基建或環境影響，皆因擬議用途的本質以及所涉及的車輛流量將維持不變。再者，現時所提供的渠務設施，公用道路上車輛進出口通道和園林種植將會進行妥善管理及保養；
- (五) 擬議用途所屬的臨時性質將不會阻礙履行長遠的「住宅(乙類)1」、「住宅(乙類)2」、「休憩用地」用途規劃意向。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員酌情考慮批准該申請作臨時 3 年擬議用途。



GRANDMAX SURVEYORS LIMITED  
俊匯測量師行有限公司

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# 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 with Ancillary Facilities 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 32,734m<sup>2</sup> (including about 397m<sup>2</sup> 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 *Yik Fung Storage Logistics 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 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. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. It is also stipulated in (8) of the Notes of the Current OZP that in any area shown as ‘Road’, all uses or developments require planning permission from the Board. In this connection, the Applicant wishes to seek

planning permission again from the Board for the proposed use on a temporary basis of 3 years.

## 1.2 Objectives

1.2.1 The current application strives to achieve the following objectives:-

- (a) To give an opportunity to the Applicant to continue utilising the application site for the proposed use under the circumstances that there would be no significant changes in the proposed development parameters, the nature/operation of the proposed use and the overall physical setting surrounding the application site;*
- (b) To maximize land utilization in an area already subject to the preponderance of industrial uses or open storage activities;*
- (c) To induce no adverse environmental nor infrastructural impacts on its surroundings by providing adequate protection and mitigation measures; and*
- (d) To give an opportunity to allow the proposed use to be continued under proper planning control by the Board and/or other relevant Government department(s).*

## 1.3 Structure of the Planning Statement

1.3.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use as well as environmental and engineering considerations. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

## 2 SITE PROFILE

### 2.1 Location and Current Condition of the Application Site

- 2.1.1 The application site is located within the Hung Shui Kiu/Ha Tsuen New Development Area (NDA), specifically falling under the sites for the Remaining Phase development. It is anticipated that the commencement of site formation and engineering infrastructure works for the Remaining Phase development will take place in 2030. The Applicant is fully aware that the government reserves the right to resume the application site at any point during the applied period for the purpose of implementing government projects.
- 2.1.2 As shown on **Figure 1**, the application site is currently located within a cluster of industrial uses in Ha Tsuen and is directly abutting Lau Fau Shan Road with an ingress/egress in 15m-wide at the northeastern part of the application site.
- 2.1.3 The application site is currently used for the applied use. **Illustration 1** indicates the current condition of the application site.

### 2.2 Surrounding Land-use Characteristics

- 2.2.1 The application site is predominantly rural in character, mainly occupied by logistic centres, open storage yards/warehouses and vehicle workshops.
- 2.2.2 To its immediate north are two logistics centres. To its further north are warehouse and open storage yards. To its northeast across Lau Fau Shan Road are a cluster of residential dwellings and open storage yard. To its immediate south are logistics centre and vehicle service centre. To its further south across Fung Kong Tsuen Road are logistics centre, vehicle service centre, open storage yards, vehicle parks, vehicle repair workshops, warehouses and cold storage. To its southwest are vacant land and open storage yards.



### 3 PLANNING CONTEXT

#### 3.1 The Current OZP

- 3.1.1 The application site straddles over the “R(B)1”, “R(B)2”, “O” zones and area shown as ‘Road’ on the Current OZP (**Figure 3** refers). Despite the fact that the proposed use is neither Column 1 nor Column 2 use for “R(B)1”, “R(B)2” and “O” zones, according to 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. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. It is also stipulated in the Notes of the Current OZP that in any area shown as ‘Road’, all uses or developments require planning permission from the Board.
- 3.1.2 The planning intention of the “R(B)1” and “R(B)2” zones is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted with or without application to the Board.
- 3.1.3 The planning intention of the “O” zone is primarily for the provision of outdoor openair public space for active and/or passive recreational uses serving the needs of local residential as well as the general public.

#### 3.2 Previous Planning Applications

- 3.2.1 The application site, in part or in whole, was involved in 15 previous applications (No. A/YL-HT/12, 54, 123, 185, 235, 273, 383, 383-1, 533, 727, 897, 934 and 1058, A/HSK/108 and 305) for temporary logistics centre and various open storage uses with ancillary office, vehicle parking and maintenance workshop (**Figure 5** refers). The last application (No. A/HSK/305) for temporary logistics centre for a period of 3 years was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 24.9.2021. The planning permission was subsequently revoked on 24.6.2023 due to non-compliance with the time-limited approval condition.
- 3.2.2 Apart from condition (h), all approval conditions of the last approved application (Application No. A/HSK/305) have been duly complied with. **Table 1** concludes the compliance with planning condition under the last approved application. **Appendix I** attaches the relevant discharge letters for the approval conditions.

*Table 1: Compliance with Planning Approval Conditions under the Last Approved Application*

Planning Approval Conditions		Discharged Date
(e)	the implementation of the accepted tree preservation and landscape proposal	1.9.2022
(f)	the submission of a condition record of the existing drainage facilities	1.3.2022
(h)	the implementation of the accepted fire service installations (FSIs) proposal	N/A

3.2.3 During the approval period of the last approved application No. A/HSK/305, the operator had made genuine efforts to implement the accepted FSIs proposal, including proactively contacted the Water Services Department regarding the water supply connection for the FSIs. However, due to time constraints, the connection of the water supply is still pending. To ensure the FSIs proposal can be effectively implemented, the Applicant has reached out to relevant authorities for the arrangement of the implementation of FSIs.

3.2.4 As compared with the last approved scheme under Application No. A/HSK/305, there would be changes only on the number of structures and total floor area. Whereas the nature/operation of the proposed use and the overall physical setting surrounding the application site will be very similar as the last approved scheme.

### 3.3 Similar Planning Applications

3.3.1 Over the years, there have been 14 planning applications approved by the Board for temporary logistics centre within “R(B)1” and/or “R(B)2” and/or “O” zones covered by the Hung Shui Kiu and Ha Tsuen Outline Zoning Plans. **Table 2** below encapsulates these approved planning applications to which the application site relates.

*Table 2: Approved Planning Applications for Uses being the Same as the Proposed Use covered by the Hung Shui Kiu and Ha Tsuen Outline Zoning Plans over the years*

Application No.	Proposed Use(s)	Zone(s)	Date of Approval
A/HSK/5	Temporary Logistics Centre for a Period of 3 Years	“O”, “G/IC”, “V” & “R(B)2”	11.08.2017
A/HSK/7	Temporary Logistics Centre (3 Years)	“R(B)2”, “G/IC”, “O” & ‘Road’	25.08.2017
A/HSK/50	Temporary Logistics Centre for a Period of 3 Years	“O” & “R(B)2”	02.03.2018
A/HSK/59	Temporary Logistics Centre (3 Years)	“R(B)2”, “G/IC”, “O” & ‘Road’	20.04.2018

Application No.	Proposed Use(s)	Zone(s)	Date of Approval
A/HSK/145	Renewal of Planning Approval for Temporary Logistics Centre with Ancillary Site Office (3 Years)	"R(B)1", "R(B)2", "O" & "Road"	03.05.2019
A/HSK/156	Temporary Warehouse and Logistics Centre (3 Years)	"G/IC", "V(1)", "O" & 'Road'	05.07.2019
A/HSK/160	Temporary Logistics Centre for a Period of 3 Years	"O", "R(B)2", "G/IC" & 'Road'	19.07.2019
A/HSK/216	Temporary Logistics Centre for a Period of 3 Years	"R(B)2", "O", "V" & "G/IC"	29.05.2020
A/HSK/245	Temporary Logistics Centre (3 Years)	"O", "R(B)1" & 'Road'	18.09.2020
A/HSK/321	Temporary Logistics Centre with Ancillary Site Office for a Period of 3 Years	"R(B)2", "O", "R(B)1" & 'Road'	27.08.2021
A/HSK/338	Temporary Logistics Centre for a Period of 3 Years	"O", "R(B)2", "G/IC" & 'Road'	22.04.2022
A/HSK/389	Temporary Logistics Centre with Ancillary Staff Canteen (3 Years)	"R(B)2" & "O"	26.08.2022
A/HSK/413	Temporary Logistics Centre (3 Years)	"R(B)1", "O" & 'Road'	11.11.2022
A/HSK/439	Temporary Logistics Centre with Ancillary Staff Canteen (3 Years)	"R(B)2" & "O"	05.05.2023

### 3.4 Town Planning Board Guidelines (TPB PG-No. 13G)

- 3.4.1 According to the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G) promulgated by the Board in April 2023, sympathetic consideration may be given to applications for continued operation of existing open storage and port back-up uses during the interim period before the sites are required for NDA development. Based upon the assessments on the previously approved applications by relevant Government departments that there were no major adverse departmental comments and local objections, the current application is considered not contrary to the aforesaid Guidelines.

## 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 with Ancillary Facilities for a Period of 3 Years). The application site has a total area of about 32,734m<sup>2</sup> (including about 397m<sup>2</sup> 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 25,207m<sup>2</sup> to 23,274m<sup>2</sup>, 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 occupation 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)		
<b>Site Area</b>	Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years	N/A	Total: 32,734m <sup>2</sup> (including Government land 397m <sup>2</sup> )		
<b>Covered Area</b>	Temporary Structures	See Below	Total: 23,021m <sup>2</sup> (70%)		
<b>Uncovered Area</b>	L/UL Bays, Internal Vehicular Access and Landscaping	See Below	Total: 9,713m <sup>2</sup> (30%)		
			<u>Floor Area (About)</u>	<u>No. of Storey</u>	<u>Max. Height</u>
<b>Structure 1</b>	Logistic Centre 1	1	20,910m <sup>2</sup>	1	12m
<b>Structure 2</b>	Logistic Centre 2	1	1,703.2m <sup>2</sup>	1	12m
<b>Structure 3</b>	Ancillary Toilet 1	1	15.25m <sup>2</sup>	1	3.5m
<b>Structure 4</b>	Ancillary Toilet 2	1	16.9m <sup>2</sup>	1	3.5m
<b>Structure 5</b>	Ancillary Toilet 3	1	11.7m <sup>2</sup>	1	3.5m
<b>Structure 6</b>	Water Tank 1	1	56.4m <sup>2</sup>	1	5m
<b>Structure 7</b>	Water Tank 2	1	2.6m <sup>2</sup>	1	3.5m
<b>Structure 8</b>	Pump Room	1	11.8m <sup>2</sup>	1	5m
<b>Structure 9</b>	Ancillary Office	1	475.2m <sup>2</sup>	2	9m
<b>Structure 10</b>	Ancillary Staff Rest Room 1	1	15.2m <sup>2</sup>	1	3m
<b>Structure 11</b>	Ancillary Staff Rest Room 2	1	30.4m <sup>2</sup>	2	6m
<b>Structure 12</b>	Ancillary Staff Rest Room 3	1	17.5m <sup>2</sup>	1	3m
<b>Structure 13</b>	Guard Room 1	1	1.9m <sup>2</sup>	1	4m
<b>Structure 14</b>	Guard Room 2	1	5.5m <sup>2</sup>	1	4m
			<b>Total: 23,274m<sup>2</sup></b>		
<b>Ingress/Egress</b>	To Lau Fau Shan Road	1	15m wide		
	To the Adjoining Lots	1	8m wide		
<b>Anticipated Vehicular Trips (Average per Hour)</b>	N/A	4.5	N/A		
<b>Loading/Unloading Bays</b>	Medium/Heavy Goods Vehicles	2	11m(L) x 3.5m(W)		
	Container trailers/tractors	6	16m(L) x 3.5m(W)		

Items	Applied Use(s) / Description(s)	No(s).	Design Parameter(s) (about)
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 <sup>2</sup>	32,734m <sup>2</sup>	No change
Applied Use	Temporary Logistics Centre for a Period of 3 Years	Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years	N.AXX
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 <sup>2</sup>	23,274m <sup>2</sup>	-1,933m <sup>2</sup> (-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 times upon the approval of the current application.
- 4.2.2 In addition, two loading/unloading bays (L/UL Bays) for medium/heavy goods vehicles (M/HGVs) and six L/UL Bays for container trailers/tractors are proposed. Apart from that, no parking for private car is considered required to be proposed within the application site.
- 4.2.3 According to the Applicant, the average trips for transporting logistic goods to/from the application site made by goods vehicles will be 4.5 trips per hour which is the same as the last approved planning application (No. A/HSK/305) and the proposed use only serves for those who require temporary facilities for logistic purpose. The estimated traffic generation and attraction based on the actual operation at the application site is shown in **Table 5**.

Table 5: Estimated Traffic Generation and Attraction Based on the Actual Operation at the Application Site

Types of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
M/HGVs	1.125	1.125	4	8
Container trailers/tractors	1.125	1.125	6	6
Total	2.25	2.25	10	14

Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 11:00 p.m. (Monday to Saturday excluding Sundays and Public Holidays).

Note 2: The pcu of M/HGVs is taken as 2 whereas the pcu of container trailers/tractors is taken as 3.

Note 3: Morning peak is defined as 7:00 a.m. to 9:00 a.m. whereas afternoon peak is defined as 5:00 p.m. to 7:00 p.m.

- 4.2.4 To ensure operation safety at the application site, the Applicant will ensure drivers to drive their goods vehicles and container trailers/tractors in a restricted speed (i.e. 10km/h).

### 4.3 Provision of Existing Landscape Treatment

- 4.3.1 As shown in **Figure 6** and **Illustration 2**, existing trees (*Species: Ficus microcarpa and Melaleuca leucadebdron*) with a height of at least 2.75m and at an interval of 4m spacing and existing *Bambusa Tuldoidea Munro* with a height of at least 2.75m and at an interval of 500mm spacing are currently found along/near the boundary of the application site. Since the existing landscapings are all in good condition, it is proposed to preserve all of the landscapings to continue screening off the proposed use from the surrounding area.

### 4.4 Drainage Arrangement

- 4.4.1 As shown in **Figure 7** and **Illustration 3**, there is currently surface U-channels with 750mm in diameter running along the northern and southern boundary which was duly implemented since the previous approval (No. A/HSK/108) dated 7.12.2018 as compliance of relevant approval condition. According to the Applicant, such drainage provision, instead of a provision of a U-channel along the entire application site boundary, was considered acceptable by Drainage Services Department by virtue of the former topography of the application site and surface runoff throughout the application site will be naturally diverted or be effectively collected/discharged via the existing U-channels running along the northern and southern boundary of the application site to the existing stream and culvert.
- 4.4.2 Given that 1) the physical states of the application site and its immediate neighbourhood have remain unchanged since the previous planning approval (No. A/HSK/108); 2) the drainage facilities were carefully maintained by the Applicant and considered acceptable under the last planning approval (No. A/HSK/305) as compliance of relevant approval condition; and 3) no flooding problem/complaint

ever raised during the approval period of the previously approved applications, it is therefore proposed to continue maintaining the existing U-channels under the current application. The Applicant stands ready to provide a condition record of the existing drainage facilities on the site, should the current application be approved.

#### **4.5 Environmental Consideration**

- 4.5.1 Over the years, the surrounding environment has primarily consisted of open storage and port back-up uses/activities and no environmental complaint pertaining to the application site was received previously. 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. If the current application is approved, the Applicant will strictly follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' ('COP') to minimize any nuisance generated from the applied use.

#### **4.6 Fire Safety Consideration**

- 4.6.1 A fire service installations (FSIs) proposal is enclosed in **Appendix II**. The FSIs proposal was submitted under planning application no. A/HSK/305 for the same use and was considered acceptable by the FSD. To ensure effective implementation, the Applicant has reached out to the Water Authority and secured necessary water supply for the proposed FSIs (**Appendix III** refers). The Applicant will further implement the FSIs proposal to the satisfaction of Fire Services Department.



## **5 PLANNING JUSTIFICATIONS**

### **5.1 Application Site is Subject to Previous Planning Approvals for Same/Similar Use**

- 5.1.1 Before the last approved application (No. A/HSK/305) involving the entire application site, there have been 14 previous planning approvals for uses of the same/in a very similar nature with the applied use at the application site in the past decades. The foregoing approved planning applications more or less imply the Board's recognition to allow certain degree of flexibility being given to open storage and port back-up uses within or surrounding the application site on a temporary basis of three years.

### **5.2 No Substantial Changes in Planning Circumstances and Significant Progress in Complying Planning Approval Conditions of the Last Planning Approval**

- 5.2.1 Apart from the increase in number of structures and total floor area, the nature of the current application in terms of approval period sought and proposed use is in principle the same as that proposed in the last approved application (No. A/HSK/305) i.e. logistics centre. More importantly, there have been no substantial changes in the planning circumstances such as land-use zoning and the physical settings surrounding the application site when comparing with the last approved application. As such, no adverse planning implications by allowing the current application is likely to be anticipated.
- 5.2.2 Approval conditions for the last approved application including the implementation of the accepted tree preservation and landscape proposal and the submission of a condition record of the existing drainage facilities on the site have been complied within specified time limits, except the implementation of the accepted FSIs proposal pending connection of water supply.
- 5.2.3 During the approval period of the last approved application No. A/HSK/305, the operator had made genuine efforts to implement the accepted FSIs proposal, including proactively contacted the Water Services Department regarding the water supply connection for the FSIs. To ensure the FSIs proposal can be effectively implemented, the Applicant has reached out to relevant authorities for the arrangement of the implementation of FSIs.

### **5.3 Not Contrary to the Town Planning Board Guidelines (TPB PG-No. 13G)**

- 5.3.1 According to the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G) promulgated by the Board in April 2023, sympathetic consideration may be given to applications for continued operation of existing open storage and port back-up uses during the interim period before the sites are required for NDA development. Based upon the assessments on the previously approved applications by relevant Government departments that there were no major adverse departmental comments and local objections, the

current application is considered not contrary to the aforesaid Guidelines.

#### **5.4 Temporary Nature Would Not Jeopardize its Planning Intention of “R(B)1”, “R(B)2” and “O” Zones**

- 5.4.1 Notwithstanding the application site falls within an area zoned “R(B)1”, “R(B)2” and “O” on the Current OZP and that the last previous planning approval was granted by the Board when the application site was being zoned “R(B)1”, “R(B)2” and “O”, temporary nature of the current application will by no means jeopardize the long-term planning intention of “R(B)1”, “R(B)2” and “O”, should such be considered essential to be implemented by the Board in future.
- 5.4.2 Since the application site is located within the sites for the Remaining Phase development of the Hung Shui Kiu/Ha Tsuen NDA and the commencement of site formation and engineering infrastructure works for the Remaining Phase development is anticipated to take place in 2030, the Applicant is fully aware that the government reserves the right to resume the application site at any point during the applied period for the purpose of implementing government projects.
- 5.4.3 Moreover, it is the mere fact that such period of the planning approval could be adjusted by the Board to a period of 3 years or less. The entire authority is always rested from the Board that whether a new planning application for the continuation of the proposed use is further allowed or not. In this connection, the temporary nature of the proposed use would not in any sense pose any constraint to jeopardize nor pre-empt the long-term planning intention of “R(B)1”, “R(B)2” and “O” zones or any planned infrastructural development.

#### **5.5 Optimization of Valuable Land Resources**

- 5.5.1 By allowing the proposed use, land use optimization and concentration of similar uses for logistics centre could be achieved. Besides, the proposed use is considered fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without giving rise to detrimental impacts on the environment.

#### **5.6 No Adverse Infrastructural nor Environmental Impacts**

- 5.6.1 As compared with the last approved application (No. A/HSK/305), there will no changes in terms of nature of the proposed use, opening hours, no. of trips involved, and more importantly, the existing drainage, run-in/out and landscape treatment would be continued to be properly maintained at all times upon the approval of the current application. Given the above, no infrastructural nor environmental impacts are envisaged should the permission for the proposed use be granted by the Board.

## 6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Planning Board in support of the current application for Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years at 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.
- 6.1.2 The application site straddles over the “R(B)1”, “R(B)2”, “O” zones and area shown as ‘Road’ on the Current OZP. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-
- (a) There were 15 previously approved applications for open storage and port back-up uses within the application site and numbers of sites in similar uses are found in the vicinity;*
  - (b) There will be no substantial change in planning circumstances by allowing the current application and the operator has demonstrated his significant progress in complying planning approval conditions of the last planning approval;*
  - (c) The current application will not be contrary to the TPB PG-No. 13G;*
  - (d) No adverse infrastructural nor environmental impacts are anticipated since there will be no change in terms of nature of the proposed use, no. of trips involved and more importantly, the existing drainage, run-in/out and landscape treatment would be continued to be properly maintained at all time; and*
  - (e) Temporary nature of the proposed use would not jeopardize the planning intention of “R(B)1”, “R(B)2” and “O” zones.*
- 6.1.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give favourable consideration to approve the current application for the proposed use for a temporary period of 3 years.