

Innovative Land Use Planning Consultancy Co. LTD

Executive Summary

(in case of discrepancy between English and Chinese versions, English version shall prevail)

This application is submitted to the Town Planning Board (“the Board”) for the proposed temporary logistic center with solar panels and warehouse with ancillary open storage for machinery and ancillary facilities (office and toilet) for a period of 3 years at Lot 751 sB RP and 751 sB ss1 in DD 82, Ta Kwu Ling, New Territories. The subject Site falls within “Recreation” (“REC”) zone on the approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7 (the OZP). The subject Site area is 6,454m². The subject development comprises a logistic center (warehouse) with solar panels (2,787m²) and 3 loading and unloading spaces (3.5m x 11m) for heavy goods vehicles and 1 loading and unloading space for light goods vehicle within the Site. Ancillary facilities including office and toilet are also proposed within the Site. Ingress/egress onto the subject Site via Ping Che Road is about 12m wide which is sufficient for the entry of heavy goods vehicles. There is also sufficient maneuvering space within the Site for the circulation of 3 heavy goods vehicles and 1 light goods vehicle within the Site.

The maximum trip rate of the 3 heavy goods vehicles and 1 light goods vehicle leaving the site is about 4 vehicles in the morning between 8:00a.m to 10:00 and 4 vehicles (3 heavy goods vehicles and 1 light goods vehicle) entering and leaving the Site in the afternoon/evening at around 3:00p.m to 7p.m (Monday to Saturdays). There is no operation on Sundays and public holidays. Only 3 heavy goods vehicles and 1 light goods vehicle are parked overnight within the Site. No adverse traffic impact is therefore anticipated arising from the proposed logistic center at the Site. Due to the land resumption/clearance arising from ‘The Development of San Tin Technopole (Phase 1) at Yuen Long, the subject Site is considered the most suitable for relocation among the 7 alternative sites as explained in the planning statement so that the applicant can continue his business operation as affected by the land resumption.

In view of the justifications as provided in the planning statement, it shows that there is no adverse traffic, environmental, noise and drainage impacts arising from the subject use. The approval of this planning application for short term use for a period of 3 years only will not jeopardize the long-term planning intention of the “REC” use at the Site.

INV 創新土地規劃顧問有限公司

內容摘要

(如中文與其英文版本有差異，則以英文版本為準)

本申請書旨在向城市規劃委員會(下稱「城規會」)提交，申請地點位於新界打鼓嶺丈量約份第 82 約地段第 751 號 B 段餘段及第 751 號 B 段 第 1 小段，在申請地點內設有一個擬議臨時物流中心連太陽能板及露天存放(機械)連附屬辦公室及衛生間(為期三年)。申請地點位於文錦渡大綱核准圖編號 S/NE-MKT/7 (「大綱圖」)內劃作「康樂」用途。

申請地點總面積為 6,454 平方米。本申請計劃包括一個配置太陽能板(總面積 2,787 平方米)的物流中心(倉庫)，並設有 3 個可供重型貨車使用的上落客貨區(3.5 米 x 11 米)，以及 1 個輕型貨車使用的上落客貨區。同時，申請地點內亦擬設附屬設施，包括辦公室及衛生間等。由坪輦路進入申請地點的主要出入口有 12 米闊，足以滿足重型貨車的通行需求。此外，場內亦有足夠的面積以容納 3 輛重型貨車及 1 輛輕型貨車的循環行駛。

在早晨 8:00 至 10:00 之間，離開申請地點只有 3 輛重型貨車與 1 輛輕型貨車。最大出行頻率約為 4 輛；而在下午及晚上(3:00 至 7:00)之間，進出該申請地點的車輛總量為 4 輛(包括 3 輛重型貨車和 1 輛輕型貨車(僅限於星期一至星期六，星期日及公共假期除外))。在申請地點內僅有 3 輛重型貨車及 1 輛輕型貨車過夜停車，因此預計該物流中心不會對交通造成不利影響。由於涉及元朗新田科技城發展計劃(第一期)土地徵收及清場要求，該申請地點被認為是七個備選地點中最為適合的重置選址，因此申請人可以繼續其因土地徵收而受到影響的商業運作。

根據規劃報告所述該申請地點用途不會引發負面的交通、環境、噪音及排水影響。故批准本申請為期 3 年的短期使用，亦不會損害「康樂」用途在長期規劃上的意向。