

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 129 and Adjoining Government Land (GL), Lau Fau Shan, Yuen Long, New Territories* (the Site) for '**Temporary Logistics Centre with Ancillary Office and Canteen for a Period of 3 Years**' (proposed development) (**Plan 1**).
- 1.2 The Site falls within an area predominated by industrial use (i.e. open storage, logistics centre, warehouse, vehicle repair workshop etc.). Due to the increasing demand for logistics and supply chain in recent years, the applicant would like to continue operating the logistics centre at the Site in order to support the local trading and logistics industry in Lau Fau Shan.

2) Planning Context

- 2.1 The Site falls within an area zoned as “Government, Institution or Community” (“G/IC”), “Residential (Group B) 2” (“R(B)2”) and “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 (**Plan 2**). According to the Notes of the OZP, 'Logistics Centre' use is not a column one nor column two use within the zone, which requiring permission from the Board.
- 2.2 Although the applied use is not entirely in line with the planning intention of “G/IC”, “R(B)2” and “O” zones, the application is only on a temporary basis. The applicant agreed to be moved out during the land resumption stage of the development of Hung Shui Kiu and Ha Tsuen New Development Area (HSK/HT NDA). In addition, the applied use is considered not incompatible with surrounding land use which is dominated by logistics centre and open storage yards. Therefore, approval of the application on a temporary basis will not frustrate the long-term planning intention of these zones.
- 2.3 The Site is the subject of a previous S.16 planning application (No. A/HSK/510) for the same use (i.e. logistics centre), which was submitted by the same applicant as the current application, was approved by the Board on a temporary basis of 3 years in 2024. Approval of the current application is therefore in line with the Board’s previous decision and would better utilize the precious land resources in the New Territories. Several similar S.16 planning applications within/straddling the same “G/IC”, “R(B)2” and “O” zones and area shown as ‘Road’ for the

same use were approved by the Board on similar considerations, within which the latest planning application (No. A/HSK/456) for the same use, which is located 50m east to the Site, was approved by the Board on a temporary basis of 3 years in 2024. Approval of the current application would not set an undesirable precedent within these zones.

- 2.4 The applicant has made effort to comply with approval condition of the previous application, details are shown at **Table 1** below:

Table 1 – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/HSK/510		Date of Compliance
(a)	The submission of a drainage impact assessment (DIA)	2/10/2024
(b)	The implementation of the mitigation measures identified in the DIA	Not complied with
(d)	The submission of a revised fire service installations (FSIs) proposal	5/9/2024
(e)	The implementation of the revised FSIs proposal	Not complied with

- 2.5 When compared with the previous application (No. A/HSK/510), although the site area remains unchanged, the other development parameters, i.e. the total gross floor area (GFA) (i.e. from 17,759m² to 27,061m²), building height (i.e. from 3 m - 12m to 3m - 15m), provision of parking and loading/unloading (L/UL) spaces (from 7 to 13) are increased to meet the operational needs. Therefore, a fresh S.16 planning application is required from the Board.
- 2.6 In support of the current application, the applicant submitted an accepted DIA under the previous planning application (No. A/HSK/510) and a FSIs proposal to mitigate any potential impact generated from the applied use (**Appendices I to II**).

3) Development Proposal

- 3.1 The area of the Site is 18,505 m², including 605 m² of GL (about) (**Plan 3**). The operation hours of the Site are Monday to Saturday from 07:00 to 21:00. There will be no operation on Sunday and public holiday. A total of 5 structures are provided at the Site for logistics centre and storage, rain shelter for loading/unloading (L/UL), FS water tank, office, canteen, washroom and guard room with total GFA of 27,061 m² (about) (**Plan 4**). The ancillary office is to provide indoor workspace for the administrative staff to support the operation of the proposed development. The rain shelter is to facilitate L/UL activities by workers and

potential damage of goods from adverse weather conditions. The ancillary canteen will only serve staff working at the Site. It is estimated that 12 staff will work at the Site. As the Site is proposed for 'logistics centre' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	18,505 m ² (about)
Covered Area	13,919 m ² (about)
Uncovered Area	4,586 m ² (about)
Plot Ratio	1.5 (about)
Site Coverage	75% (about)
Number of Structure	5
Total GFA	27,061 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	27,061 m ² (about)
Building Height	3 m to 15 m (about)
No. of Storey	1 to 2

- 3.2 The Site is accessible from Lau Fau Shan Road via a local access (**Plan 1**). 5 parking spaces for private cars and 8 L/UL spaces for medium goods vehicles (MGV) container vehicles (CV) are provided at the Site (**Plan 4**). Details of parking and L/UL spaces are shown at **Table 2** below:

Table 2 – Parking and L/UL Provisions

Type of Space	No. of Spaces
Parking Space for Private Cars - 2.5 m (W) x 5 m (L)	5
L/UL Space for MGV - 3.5m (W) x 11m (L)	4
L/UL Space for CV - 3.5m (W) x 16m (L)	4

- 3.3 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). As the Site is intended for 'logistics centre' with infrequent trips as shown at **Table 3** below, therefore, adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Trip Generation and Attraction of the Site

Time Period	Private Cars		MGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (i.e. 07:00 – 08:00)	4	0	1	1	2	2	10
Trips at <u>AM peak</u> per hour (i.e. 08:00 – 09:00)	0	0	1	1	2	2	6
Trips at <u>PM peak</u> per hour (i.e. 17:00 – 18:00)	0	0	2	2	2	2	8
Trips at <u>PM peak</u> per hour (i.e. 18:00 – 19:00)	0	4	1	1	2	2	10
Nonpeak Traffic trip per hour	0.5	0.5	2	2	1	1	7

3.4 The applicant will follow 'Control of Oil Fume and Cooking Odour from Restaurants and Food Business' issued by EPD to control oily fume and cooking odour emissions generated from the eating place for the operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions before being discharged to the odour environment, in order to fulfil the requirements of the Air Pollution Control Ordinance.

3.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will implement good practices under the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) when designing on-site sewage system with the Site. No storage of recyclable materials, dismantling, assembling, repairing or other workshop activities will be carried out at the Site at any time during the planning approval period.

4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures are provided by the applicant, i.e. the accepted DIA under the previous application and a FSIs proposal to mitigate any adverse impact arising from the proposed development (**Appendices I to II**). The applicant will process to implement the

accepted proposals upon obtaining planning permission from the Board.

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'Temporary Logistics Centre with Ancillary Office and Canteen for a Period of 3 Years'**.

R-riches Property Consultants Limited

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LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Swept Path Analysis

APPENDICES

Plan 1	Accepted Drainage Impact Assessment under the Previous Application No. A/HSK/510
Plan 2	Fire Service Installations Proposal