

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 Parking of Vehicles for a Period of 3 Years**’ (the development) (**Plan 1**).
- 1.2 In view of the increasing demand for the logistic and supply chain industry in recent years, the applicant intends to continue operating the logistic centre at the Site with additional floor area to serve the local warehousing industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Residential (Group E)” (“R(E)”) on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No.: S/YL-LFS/11 (**Plan 2**). According to the Notes of the OZP, ‘*Logistics Centre*’ is neither a column 1 nor 2 use within the “R(E)” zone, which requires permission from the Board. Although the Site falls within the “R(E)” zone, there is no known residential development at the Site. Besides, the Site falls within Category 2 area under *Town Planning Board Planning Guidelines No. 13G (TPB-PG No. 13G)*, which is considered suitable for open storage and port back-up uses (**Plan 4**). Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention of the “R(E)” zone and would better utilise deserted land in the New Territories.
- 2.2 Similar applications (Nos. A/YL-LFS/379, 519 and 521) for ‘*Logistics Centre*’ were approved by the Board between 2021 and 2024 on a temporary basis for a period of 3 years within the same “R(E)” zone on the same OZP. Therefore, approval of the current application is in line with the Board’s previous decisions and would not set an undesirable precedent within the “R(E)” zone. Moreover, the applied use is considered not incompatible with surrounding land uses which is dominated by logistics centres, warehouses and sites for open storage use.
- 2.3 The Site is subject of several previously approved applications for ‘*Logistics Centre*’, among which the latest application (No. A/YL-LFS/426) submitted by the same applicant was approved by the Board on 15.7.2022. The applicant has complied with all approval conditions.
- 2.4 Compared with the previously approved application, the gross floor area (GFA) has increased from 17,658 m² to 31,329 m² (about) (i.e. +13,671 m²; +77%) in view of an additional floor in

the warehouse (Structure B1) to meet the pressing demand for local warehousing space. The applied use and the site area remain unchanged.

- 2.5 In support of the current application, the applicant submitted the same as-built drainage plan and Geotechnical Planning Review Report (GPRR) accepted under previous application No. A/YL-LFS/426, and a set photographic record of the existing drainage facilities (**Appendices I to III**).

3) Development Proposal

- 3.1 The Site occupies an area of 26,940 m² (about) (**Plan 3**), including GL of 4,176 m² (about). The operation hours of the development are Monday to Saturday from 07:00 to 21:00. No operation will be carried out on Sunday and public holiday. A total of 8 structures are erected at the Site for logistics warehouse, rain shelters, ancillary office, toilets, water tank and pump room, and guard room with total GFA of 31,329 m² (about) (**Plan 5**). The ancillary office provides indoor workspace for administrative staff to support the daily operation of the development. The remaining open area are reserved for vehicle parking, loading/unloading (L/UL) and circulation spaces. As the Site is solely 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

Site Area	26,940 m ² (about), including GL of 4,176 m ² (about)
Covered Area	18,993 m ² (about)
Uncovered Area	7,947 m ² (about)
Plot Ratio	1.2 (about)
Site Coverage	71% (about)
No. of Structure	8
Total GFA	31,329 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	31,329 m ² (about)
Building Height	Not exceeding 13 m (about)
No. of Storey	1 to 2 storeys

- 3.2 The Site is accessible from Lau Fau Shan Road via a local access (**Plan 1**). A total of 24 parking

and L/UL spaces for private cars (PC), medium goods vehicles (MGV), heavy goods vehicles (HGV) and container vehicles (CV) are provided at the Site. The same parking and L/UL space provision was implemented under the previous application No. A/YL-LFS/426. Details of the parking and L/UL provisions are shown at **Table 2** below.

Table 2 – Parking and L/UL Provisions

Type of Parking Space	No. of Space
Parking Space for PC - 2.5 m (W) x 5 m (L)	4
Parking Space for MGV/HGV - 3.5 m (W) x 11 m (L)	5
Type of L/UL Space	No. of Space
L/UL Space for MGV/HGV - 3.5 m (W) x 11 m (L)	10
L/UL Space for CV - 3.5 m (W) x 16 m (L)	5

- 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 6**). Staff has been deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian/road safety. As the trips generated/attracted by the development during off-peak and peak hours are both minimal, the adverse traffic impact arising from the development is not anticipated. Details of the trip generation/attraction accepted under previous applications No. A/YL-LFS/426 are shown at **Table 3** below.

Table 3 – Trip Generation and Attraction

Types of vehicles	Off-peak Hours (09:00-17:00; 19:00-21:00)		Peak Hours (07:00-09:00; 17:00-19:00)	
	Trip Generation (pcu/hr)*	Trip Attraction (pcu/hr)*	Trip Generation (pcu/hr)*	Trip Attraction (pcu/hr)*
PC	0.43	0.43	1	2
MGV/HGV	1.29	1.29	4	8
CV	4.29	4.29	6	6
Total	3.01	3.01	11	16

* The pcu of PC, MGV/HGV & CV are set as 1, 2 & 3 respectively.

- 3.4 All goods will be properly stored within the enclosed structure at all time. Besides, no open storage, recycling, dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities and storage of dangerous goods will be carried out at the Site at any time

during the planning approval period.

- 3.5 The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.
- 3.6 The applicant will implement good practices under *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23* for on-site drainage system within the Site. The applicant will regularly employ licensed collectors to collect and dispose of the sewage, and the locations of toilets are located away from the watercourse in the vicinity.

4) Conclusion

- 4.1 The development has not been creating significant nuisance to the surrounding area. Adequate mitigation measures are provided by the applicant, i.e. the submission of the same as-built drainage plan and GPRR under the previous application, and a set of photographic record of the existing drainage facilities, in order to mitigate any adverse impact arising from the development (**Appendices I to III**).
- 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 Parking of Vehicles for a Period of 3 Years**'.

R-riches Planning Limited

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LIST OF PLANS

Plan 1	Location plan
Plan 2	Plan showing the zoning of the Site
Plan 3	Plan showing the land status of the Site
Plan 4	TPB-PG No. 13G
Plan 5	Layout plan
Plan 6	Swept path analysis

LIST OF APPENDICES

Appendix I	As-built drainage plan
Appendix II	Photographic records of the existing drainage facilities
Appendix III	Geotechnical Planning Review Report