

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, Lau Fau Shan, Yuen Long, New Territories* (the Site) for '**Temporary Logistics Centre with Ancillary Canteen and Site Office for a Period of 3 Years**' (the development) (**Plan 1**).
- 1.2 In view of the increasing demand for logistics and supply chain across the border between Hong Kong and Mainland China in the recent years, the current applicant would like to continue to use the Site to operate a logistics centre in order to support the local trading and logistics industry in Lau Fau Shan and the wider New Territories.

2) Planning Context

- 2.1 The Site 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 one nor Column two use within the "R(E)" zone, which requires planning permission from the Board.
- 2.2 The applied use is considered not incompatible with surrounding land uses, which is dominated by logistics centres, open storage yards, etc.. Although the applied use is not entirely in line with the planning intention of "R(E)" zone, there is no current and planned residential development(s) within the Site. Furthermore, the Site falls within Category 2 area under the 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**). Therefore, approval of the application on a temporary basis will not jeopardise the long term planning intention of the "R(E)" zone.
- 2.3 Furthermore, similar S.16 planning applications for '*logistics centre*' use were also approved by the Board within the same "R(E)" zone, which the latest application (No. A/YL-LFS/549) was approved by the Board on a temporary basis for 3 years in 2025. Therefore, approval of the current application would not set an undesirable precedent within the same "R(E)" zone.

2.4 The Site is the subject of several previous S.16 planning applications for the same 'logistics centre' use, whilst the latest approved application (No. A/YL-LFS/521) is submitted by a different applicant for the same use as the current application, which was approved by the Board in 2024. Therefore, approval of the current application is in line with the Board's previous decisions.

2.5 Comparing with the latest application (No. A/YL-LFS/521), there are slight changes in development parameters of the Site, including the layout, plot ratio (PR), gross floor area (GFA), no. of structures, etc.; whilst site area, site coverage, building height, operation mode, etc. remain unchanged. Such amendments are intended to reflect the applicant's operational need. Details of the differences between the latest application (Nos. A/YL-LFS/521) and the current submission are shown at **Table 1** below:

Table 1 - Comparison of Details Between the Current and Latest Applications

Development Parameters	Latest Application (No. A/YL-LFS/521) (a)	Current Application (c)	Differences (b) - (a)
Site Area	34,800 m ² (about)	34,800 m ² (about)	-
Covered Area	23,109 m ² (about)	23,001 m ² (about)	-108 m ² , (-0.47 %) (about)
Uncovered Area	11,691 m ² (about)	11,799 m ² (about)	-108 m ² , (-0.92 %) (about)
PR	0.7 (about)	0.68 (about)	-0.02, (-2.86 %) (about)
GFA	24,024 m ² (about)	23,822 m ² (about)	-202 m ² , (-0.84 %) (about)
Loading/Unloading (L/UL) Space for Medium/Heavy Goods Vehicles	12	12	-
L/UL Space for Container Vehicles	12	12	-
Operation Hours	Mondays to Saturdays 08:00 - 20:00 No operation on Sundays and Public Holidays	Mondays to Saturdays 08:00 - 20:00 No operation on Sundays and Public Holidays	-

2.6 The previous applicant has made effort to comply with approval conditions of the latest application, details are shown at **Table 2** below:

Table 2 - Details of Compliance with Approval Condition of the Latest Application

Approval Conditions of Application No. A/YL-LFS/521		Date of Compliance
(b)	The submission of a condition record of the existing drainage facilities	22.01.2025
(c)	The submission of a fire service installations (FSIs) proposal	26.03.2025
(d)	The implementation of the FSIs proposal	Not complied with

2.7 During the approval period of the latest application, the previous applicant has made efforts in complying with approval conditions in regard to drainage and fire safety aspects. All conditions related to drainage are successfully complied with.

2.8 The previous applicant submitted a set of Certificate of Fire Service Installations and Equipment (F.S. 251) of the Site to comply with condition (d) on 11.11.2025, and the submission was considered not acceptable by Director of Fire Services on 28.01.2026. The previous applicant is currently rectifying the construction works with the FS contractors. However, the previous applicant expected that one would not be able to make another submission to comply with condition (d) within the current planning approval period due to tight time limit.

2.9 The current applicant will take up the implementation works of the FSIs proposal during the planning approval period of the current application. In support of the application, the current applicant has submitted a FSIs proposal, the previously approved condition record of the existing drainage facilities within the Site, and a set of latest condition record of the existing drainage facilities within the Site to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I to III**). For information, the same FSIs proposal was approved during the latest application period (No. A/YL-LFS/521).

3) Development Proposal

3.1 The area of the Site is 34,800 m² (about) (**Plan 3**). 19 structures are provided at the Site for logistics centre, site office, guardroom, washroom, meter room, canteen, rain shelter, transformer room, pump room and FS water tank with total gross floor area (GFA) of 23,822 m² (about) (**Plan 4**). The ancillary site office is to provide indoor workspace for administrative staff to support the operation of the Site; whilst the ancillary canteen will only serve staff working at the Site. It is estimated that the site would accommodate 40 nos. of staff. As the Site is for 'logistics centre' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 3** below:

Table 3 - Major Development Parameters

Application Site Area	34,800 m ² (about)
Covered Area	23,001 m ² (about)
Uncovered Area	11,799 m ² (about)
Plot Ratio	
	0.68 (about)
Site Coverage	
	66 % (about)
No. of Structure	
	19
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	23,822 m ² (about)
Building Height	
	3 m - 11 m (about)
No. of Storey	
	1 - 2

3.2 The Site is accessible from Lau Fau Shan Road (**Plan 1**). The operation hours of the Site are Mondays to Saturdays from 08:00 to 20:00. There will be no operation on Sundays and public holidays. A total of 24 L/UL spaces are provided at the Site, details of L/UL spaces are shown at **Table 4** below:

Table 4 - L/UL Provisions

Type of Space	No. of Space
L/UL Space for MGW/HGV - 3.5 m (W) x 11 m (L)	12
L/UL Space for CV - 3.5m (W) x 16 m (L)	12

3.3 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site (**Plan 6**). The applicant will ensure no queuing and/or waiting for motor vehicles from the Site onto Lau Fau Shan Road, and no motor vehicles will be permitted to reverse into and out of the Site onto Lau Fau Shan Road. Within the current application period (No. A/YL-LFS/521), similar traffic conditions are observed at Lau Fau Shan Road. No new traffic impact is made to the surrounding environment. Thus, the same traffic arrangements would be adopted during the current application. The trip generation and attraction rates are as shown at **Table 5** below, adverse traffic impact to the surrounding road network should not be anticipated.

Table 5 - Estimated Trip Generation and Attraction

Time Period	MGV/LGV		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (i.e. 08:00 - 09:00)	6	2	6	2	16
Trips at <u>PM peak</u> per hour (i.e. 19:00 - 20:00)	2	6	2	6	16
Traffic trips per hour (average)	2	2	1	1	6

3.4 The applicant will follow 'Control of Oil Fume and Cooking Odour from Restaurants and Food Business' issued by Environmental Protection Department (EPD) to control oily fume and cooking odour emissions generated from the canteen during operation. Adequate air pollution control equipment is provided at the kitchen ventilation system for treating cooking fume emissions and odour before being discharged to the environment which would fulfill 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 and statutory requirements under relevant 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 to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also implement good practices under the 'Professional Persons Environmental Consultative Committee Practice Notes' (ProPECC PNs) when designing on-site sewage system within 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 development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided by the applicant, i.e. submission of a FSIs proposal, previously approved condition record of the existing drainage facilities within the Site, and latest condition record of the existing drainage facilities in order to mitigate any adverse impact arising from the proposed 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 Canteen and Site Office for a Period of 3 Years**'.

R-riches Planning Limited

March 2026

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Plan showing the Site under TPB PG No. 13G
Plan 5	Layout Plan
Plan 6	Swept Path Analysis

APPENDICES

Appendix I	Fire Service Installations Proposal
Appendix II	Approved Condition Record of the Existing Drainage Facilities under the Latest Application No. A/YL-LFS/521
Appendix III	Latest Condition Record of the Existing Drainage Facilities