

## 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, Lau Fau Shan, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Logistic Centre with Ancillary Office and Canteen for a Period of 3 Years**' (proposed development) (**Plan 1**).
- 1.2 Due to the increasing demand for logistic and supply chain in recent years, the applicant would like to operate a two-storey logistic centre at the Site in order to support the local trading and logistic industry in Hung Shui Kiu.

### 2) Planning Context

- 2.1 The Site falls within an area zoned as "Government, Institution or Community" ("GIC"), "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 (**Plan 2**). According to the Notes of the OZP, 'Logistic Centre' use is not a column one nor column two use within these zones, which required permission from the Board. Temporary use not exceeding a period of 3 years in area shown as 'Road' also requires permission of the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
- 2.2 The Site is the subject of several previous approved S.16 planning applications for the similar use (logistic centre), within which the latest S.16 planning application No. A/HSK/59 for 'Temporary Logistic Centre for a Period of 3 Years' was approved by the Board on 20.4.2018. The application site of the similar S.16 planning application (No. A/HSK/450) for the same use is adjoining the Site, which was approved by the Board on 9.6.2023, approval of the current application will not set an undesirable precedent. Since the application is only on a temporary basis, it will not frustrate the long term planning intention of the above zones.
- 2.3 The surrounding area is dominated by open storage yards and logistic center, the applied use is considered not incompatible with the surrounding areas. In support of the current application, the applicant has submitted a drainage proposal and photographic records of the drainage facilities (**Appendices I and II**); and landscape proposal and photographic records of landscape planting (**Appendices III and IV**) to minimize potential nuisance to the surrounding

area.

### 3) Development Proposal

3.1 The area of the Site is 18,505 m<sup>2</sup> (about), including 605m<sup>2</sup> (about) of Government Land (GL)(**Plan 3**). The operation hours of the Site are Monday to Saturday from 07:00 to 21:00. No operation on Sunday and public holiday. A total of 9 structures are provided at the Site for logistic centre, site offices, staff canteen, toilets, fire service water tank and rain shelters with total GFA of 17,774 m<sup>2</sup> (about) (**Plan 4**). The ancillary site office is to provide indoor workspace for the administrative staff to support the operation of the proposed development. The ancillary canteen will only serve staff working at the Site. It is estimated that 8 staff will work at the Site. As the Site is proposed for 'logistic 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

<b>Application Site Area</b>	18,505 m <sup>2</sup> (about)
<b>Covered Area</b>	14,091 m <sup>2</sup> (about)
<b>Uncovered Area</b>	4,414 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	0.96 (about)
<b>Site Coverage</b>	
	76% (about)
<b>Number of Structure</b>	
	9
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	17,774 m <sup>2</sup> (about)
<b>Building Height</b>	
	3 m to 12 m (about)
<b>No. of Storey</b>	
	1 to 2

3.2 The Site is accessible from Lau Fau Shan Road via and a local access (**Plan 1**). 3 loading/unloading (L/UL) spaces for medium/heavy goods vehicles (MGV/LGV) and 4 L/UL spaces for container trailers (CV) are provided at the Site (**Plan 4**). Details of L/UL spaces are shown at **Table 2** below:

**Table 2** – Parking and L/UL Provisions

Type of Space	No. of Space
L/UL Space for MGV/HGV	3

- 3.5 m (W) x 11 m (L)	
L/UL Space for CV	4
- 3.5m (W) x 16m (L)	

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 ‘logistic 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	MGV/LGV		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (i.e. 07:00 – 08:00)	3	3	2	2	10
Trips at <u>AM peak</u> per hour (i.e. 08:00 – 09:00)	3	3	2	2	10
Trips at <u>PM peak</u> per hour (i.e. 18:00 – 19:00)	3	3	2	2	10
Trips at <u>PM peak</u> per hour (i.e. 19:00 – 20:00)	3	3	2	2	10
Traffic trip per hour (i.e. 09:00 – 18:00)	2	2	4	4	12

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 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 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. submission of the drainage proposal and photographic record of drainage facilities and landscape proposal and photographic record of landscape planting in order to mitigate any adverse impact arising from the proposed development (**Appendices I to IV**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Logistic Centre with Ancillary Office and Canteen for a Period of 3 Years**'.

**R-riches Property Consultants Limited**

**February 2024**

## **LIST OF PLANS**

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

## **APPENDICES**

<b>Appendix I</b>	Drainage Proposal
<b>Appendix II</b>	Photographic Record of Drainage Facilities
<b>Appendix III</b>	Landscape Proposal
<b>Appendix IV</b>	Photographic Record of Landscape Planting