

## **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 '**Proposed Temporary Logistics Centre with Ancillary Facilities 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 and workshop, etc.). Due to the increasing demand for logistics and supply chain in recent years, the applicant would like to operate 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 “Residential (Group E)” (“R(E)”) zone on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No.: S/YL-LFS/11 (**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 “R(E)” zone, there is no known program for residential development within the Site. In addition, the Site falls within Category 2 area under the Town Planning Board Planning Guidelines (TPB PG) No. 13G, which is considered suitable for open storage and port back-up uses (**Plan 4**). 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 the “R(E)” zone.
- 2.3 The Site is forming part of several previous approved S.16 planning applications for the same use (i.e. logistics centre), within which the latest S.16 planning application No. A/YL-LFS/521 which was submitted by a different 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 the same “R(E)” zone for the same use were approved by the Board on similar considerations, within

which the latest planning application (No. A/YL-LFS/353) for the same use, was approved by the Board on a temporary basis of 3 years in 2020 adjoining the Site. Approval of the current application would not set an undesirable precedent within the “R(E)” zone.

- 2.4 The applicant has obtained consent from the applicant of the planning application (No. A/YL-LFS/521) that, upon planning approval of the current application has been granted by the Board, the Site will be utilised by the applicant for the proposed development, as well as vehicular access during the planning approval period.

### 3) Development Proposal

- 3.1 The area of the Site is 4,534 m<sup>2</sup> (about) (**Plan 3**). The operation hours of the Site are Monday to Saturday from 08:00 to 20:00. There will be no operation on Sunday and public holiday. A total of 2 structures are provided at the Site for logistics centre, office and rain shelters for loading/unloading (L/UL) of goods with total GFA of 5,806 m<sup>2</sup> (about) (**Plan 5**). 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. It is estimated that 10 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**

<b>Application Site Area</b>	4,534 m <sup>2</sup> (about)
<b>Covered Area</b>	3,029 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,505 m <sup>2</sup> (about)
<b>Plot Ratio</b>	
	1.28 (about)
<b>Site Coverage</b>	
	67% (about)
<b>Number of Structure</b>	
	2
<b>Total GFA</b>	
- Domestic GFA	Not applicable
- Non-Domestic GFA	5,806 m <sup>2</sup> (about)
<b>Building Height</b>	
	7 m to 13 m (about)
<b>No. of Storey</b>	
	1 to 2

- 3.2 The Site is accessible from Lau Fau Shan Road via a local access (**Plan 1**). 4 parking spaces for

private cars and 4 L/UL spaces for container vehicles (CV) are provided at the Site (**Plan 5**). 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)	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 6**). 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		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (i.e. 08:00 – 09:00)	4	1	1	0	5
Trips at <u>PM peak</u> per hour (i.e. 17:00 – 18:00)	1	3	0	3	7
Nonpeak Traffic trip per hour	0.5	0.5	1	1	3

3.4 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 will be provided by the applicant to mitigate any adverse impact arising from the proposed development after planning approval has been obtained

from the Board.

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘**Proposed Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years**’.

**R-riches Property Consultants Limited**

**January 2025**

## **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>	Plan Showing the location of the Application Site under TPB PG No. 13G
<b>Plan 5</b>	Layout Plan
<b>Plan 6</b>	Swept Path Analysis