

area.

3) Development Proposal

3.1 The area of the Site is 18,505 m² (about), including 605m² (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 8 structures are provided at the Site for logistic centre, site offices, staff canteen, fire service water tank and rain shelters with total GFA of 17,759 m²(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

Application Site Area	18,505 m ² (about)
Covered Area	14,076 m ² (about)
Uncovered Area	4,429 m ² (about)
Plot Ratio	
	0.96 (about)
Site Coverage	
	76% (about)
Number of Structure	
	8
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	17,759 m ² (about)
Building Height	
	3 m to 12 m (about)
No. of Storey	
	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