

Enclosure | 1

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Replacement Pages of the Planning Statement and Figure 5

## 4. THE DEVELOPMENT PROPOSAL

### 4.1 Site Configuration and Layout

- 4.1.1 The proposed use of the application site (i.e. Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land and Pond) is to facilitate the relocation of the Existing Operations affected by the remaining phase of the FLN NDA development. As agreed by the Applicant and the existing operator, should the current application be approved by the Board, the existing operations will be relocated to the application site during the planning approval period.
- 4.1.2 The application site has a total area of about 3,270m<sup>2</sup> (including about 371m<sup>2</sup> of Government land) and is currently vacant. Access to the application site will be provided through an ingress/egress point (in about 9m) located at the eastern boundary (**Figure 5** refers), which is connected to a local track leading to Ping Che Road (**Figure 1** refers). Should the current application be approved, the existing fencing will be adjusted, and new fencing will be erected along the periphery of the application site.
- 4.1.3 The application site consists of a 3-side enclosed temporary structure, with a maximum height of 10m (1-storey), providing a gross floor area (GFA) of about 1,400m<sup>2</sup> for a logistics centre. Additionally, within the application site, there are provisions for three parking spaces for private cars, **two visitors parking spaces**, one loading and unloading (L/UL) bay for light goods vehicles (LGVs) and two L/UL bays for heavy goods vehicles (HGVs). The Indicative Layout Plan is shown in **Figure 5** whilst the key development parameters for the proposed use are detailed in **Table 3**.
- 4.1.4 The proposed logistic centre will primarily provide logistics support for business operations, including inventory control, storage, and consolidation of goods for distribution, particularly for construction materials. The goods to be stored within the application site will be non-polluted and non-dangerous in nature and will remain stagnant all the time. All activities of the logistics centre will only be confined within the application site without affecting the neighbouring uses. The operation hours of the proposed use are from 9:00a.m. to 6:00p.m. from Mondays to Saturdays and there will be no operations on Sundays and public holidays.
- 4.1.5 Considering the existing topographic profile of the application site, the current level of the site ranges from +12.17mPD to +14.47mPD, with the majority portion being approximately 1 to 2.5m lower than the access road to the east. The ground level is proposed to be raised to +14.5mPD for feasible traffic flow and heavy vehicle access. The application site will be filled with soil, covering an area of about 3,270m<sup>2</sup> and ranging in depth from 0.1m to 2.5m. The extent of filling of land is about 3,205m<sup>2</sup>, ranging from 0.1m to 2.5m in depth. Additionally, the extent of filling of pond is about 65m<sup>2</sup>, ranging from 0.1m to 2.5m in depth. (**Figure 4** refers).

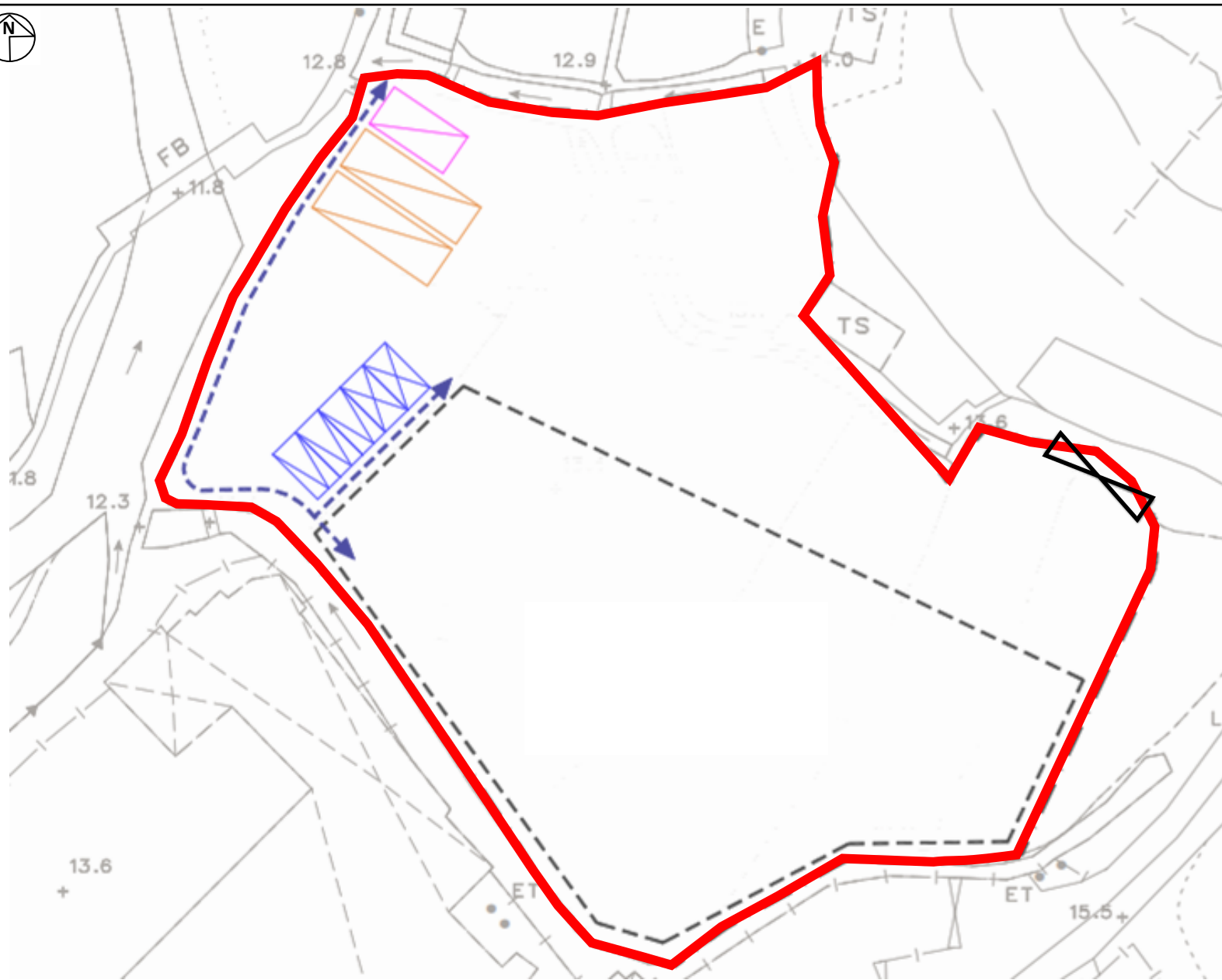
- 4.1.6 Regarding the implementation of the development proposal, the Applicant stands ready to apply to the Lands Department for the Short Term Tenancy (STT) and the Short Term Waiver (STW) for occupying the Government land, and permitting the structures to be erected or to regularise any irregularities on site, once the current application is approved.









Table 3: Key Development Parameters

<b>Proposed Use</b>	Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land and Pond
<b>Operation Hours</b>	From 9:00a.m. to 6:00 p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)
<b>Site Area</b>	3,270m <sup>2</sup> (including about 371m <sup>2</sup> of Government land)
<b>Covered Area</b>	About 1,400m <sup>2</sup> (About 43%)
<b>Uncovered Area</b>	About 1,870m <sup>2</sup> (About 57%)
<b>Temporary Structure</b>	
No(s).	1
No. of Storey	1
Use	Logistics Centre
Maximum Height	10m
Total Floor Area	About 1,400m <sup>2</sup>
<b>No. of Parking Spaces</b>	<b>5</b>
Private Car (5m(L) x 2.5m(W))	3
Visitors Parking Space (5m(L) x 2.5m(W))	<b>2</b>
<b>No. of Loading/Unloading (L/UL) Bays</b>	
HGVs (11m(L) x 3.5m(W))	2
LGVs (7m(L) x 3.5m(W))	1

## 4.2 Proposed Traffic Arrangement

- 4.2.1 The application site can be accessed via an unnamed access road leading to Ping Che Road. The logistics centre features a 9m-wide access point, which is well-suited for the proposed types of vehicles. This entry width supports safe and efficient vehicle manoeuvring, minimising the risk of congestion or accidents. Within the application site, three parking spaces for private cars, two visitors parking spaces, one L/UL bay for LGVs, and two L/UL bays for HGVs are provided.
- 4.2.2 According to the Traffic Review Report (**Appendix I** refers), the logistics center is designed to meet regulatory standards and optimise operational efficiency without substantially impacting local traffic. It is confirmed that the proposed logistics center, strategically situated near key roadways, is designed for low-intensity operations that will generate two-way traffic of 28 passenger car units (pcu) per hour during peak periods, thus ensuring minimal impact on local traffic.
- 4.2.3 Servals operational arrangements are proposed to ensure minimal traffic impact:
- (a) Low-intensity Operation: The proposed logistics centre is designed for low-

**LEGEND:**

-  Application Site  
(About 3,270m<sup>2</sup>)
-  Structure  
(About 1,400m<sup>2</sup>)
-  Loading and Unloading Bay  
for Heavy Goods Vehicle  
(11m(L) x 3.5m(W))
-  Loading and Unloading Bay  
for Light Goods Vehicle  
(7m(L) x 3.5m(W))
-  Private Car Parking Space  
(5m(L) x 2.5m(W))
-  Private Visitor Parking  
(5m(L) x 2.5m(W))
-  Pedestrian Route
-  Ingress/Egress  
(About 9m wide)

*(For Identification Only)***Project:**

Section 16 Planning Application for Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land and Pond at Lots 267 (Part) and 268 (Part) in D.D. 84, Lots 481 S.A (Part) and 481 RP (Part) in D.D. 87 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories

**Title:**

Indicative Layout Plan

**Figure:**

5

**Scale:**

Not to Scale

**Date:**

Jul 2024

Ref.: ADCL/PLG-10286-R001/F005



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