

## Further Information

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Response-to-Comment Table

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

Department	Date	Comments	Responses to Departmental Comments
Drainage Services Department	24.7.2024	<p>1. We reiterate all the proposed works should be placed 3m away from the existing streamcourse. Please advise if such requirement will be complied with under the proposed development.</p> <p>2. It is possible that construction plants &amp; structures could alter the ideal flow path. Please review the classification of catchment areas and calculations for proposed drainage channel.</p> <p>3. Appendix C - Please review if the external catchment 2 has been fully considered in the calculation. 1900m2 catchment area is identified, however, only 760m2 has been taken into account.</p> <p>4. It is still unclear if the downstream drainage system, i.e. existing streamcourses, proposed for discharge of the surface runoff from the site has adequate capacity for connection, please review and provide justification.</p>	<p>Noted, all proposed development has been setback 3m to ensure sufficient buffer is retained for future maintenance of the existing stream course. Layout has been revised (<b>Appendix I</b> refers).</p> <p>The covered area (1400m2) may affect the ideal flow path in catchment area 1. Therefore, three concentrated discharge points have been added and the drainage capacity checking has been revised. Please find the revised calculation in Appendix C (<b>Appendix II</b> refers).</p> <p>The calculation is revised where the entire catchment 2 (1900m2) will be considered (<b>Appendix II</b> refers).</p> <p>Noted, the discharge from the subject lot has been incorporated into the calculation of the drainage capacity of the downstream drainage system. Please find the revised calculation in Appendix C (<b>Appendix II</b> refers).</p>

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Bureau	Date	Comments	Responses to Departmental Comments
Development Bureau	24.7.2024	<p>It is noted from Para. 1.2.3 of the Planning Statement that the applicant has entered into a Memorandum of Understanding with the existing operator at FLN NDA that the application site, if approved, will be utilised by the existing operator for relocation. To facilitate our consideration, the applicant should provide the followings –</p> <ul style="list-style-type: none"> <li>(i) Information of the existing operator (including its name, business nature and operation area), and information demonstrating that it is an existing operator;</li> <li>(ii) The said Memorandum of Understanding; and</li> <li>(iii) Reason(s) for not submitting the application under the name of the existing operator.</li> </ul>	<p>(i) The existing operator, Lai Hin Trading Company Limited (麗軒貿易有限公司), has been engaged in the logistics industry for many years. Located at various lots in D.D. 52, Fanling North, New Territories, the existing operation provides logistics support for the construction industry, specialising in storage of construction materials and consolidation of materials for distribution. The existing operation involves an operation area of about 3,900 sqm, with a covered area of about 2,150 sqm. Please refer to <b>Appendix III</b> for the site photos for the existing operations, demonstrating that Lai Hin Trading Company Limited is an existing operator.</p> <p>(ii) The original hard copy of the Memorandum of Understanding was submitted along with the current application. Please refer to <b>Appendix IV</b> for the Memorandum of Understanding with the existing operator at FLN NDA that the application site.</p> <p>(iii) As shown in <b>Appendix IV</b>, the applicant has entered into a Memorandum of Understanding with the existing operator at the FLN NDA that the application site is located in. As a tenant of the application site, the applicant, Able New Development Limited, submits the current application, and agrees to lease the application site to the existing operator for the use of a temporary logistics center upon receiving planning approvals.</p>

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*Responses to Comments Table*

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Department	Date	Comments	Responses to Departmental Comments
Transport Department	12.7.2024	(iii) The applicant shall advise the measure in preventing illegal parking by visitors to the subject site; and	Given the low volume of visitor traffic anticipated at the logistics center, the provision of two on-site visitor parking spaces is deemed sufficient to meet the site's needs. Please refer to <b>Figure 2.2 (Rev. A)</b> for the newly proposed parking spaces (See <b>Appendix V</b> ). The applicant is committed to ensuring that the newly proposed visitor parking spaces are exclusively for visitors, and occupation by staff is not anticipated.

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Department	Date	Comments	Responses to Departmental Comments
Lands Department	12.7.2024	<p>The application site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government, No right of access via Government land (GL) is granted to the application site.</p> <p>No consent is given for inclusion of GL (about 371m<sup>2</sup> mentioned in the application form) in the application site. The Applicant should be reminded that any occupation of GL without Government's prior approval is an offence, For direct grant of Short Term Tenancy (STT) of the adjoining GL to the Applicant for temporary uses, prior policy support from the relevant Bureau has to be obtained. As the application does not provide any details on the policy support, please seek comments from the relevant Bureau, especially the application highlights the existing business operation is affected by the remaining phase of KTN/FLN NDA Project.</p> <p>If the planning application is approved and subject to the availability of policy support as mentioned above, the lot owners should apply to this office for a Short Term Waiver (STW) and/or STT5 to permit the structure to be erected within the said private lots and the occupation of the Government land. The application(s) for STW and/or STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and/or STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure will be considered</p> <p>Advisory Comments</p> <p>The applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval.</p>	<p>Noted.</p> <p>Noted. The existing business operation has been affected by the remaining phase of KTN/FLN NDA Project (See <b>Appendix VI</b>). With the intention of continuing the existing business, the existing operator has approached the Development Projects Facilitation Office (DPFO) of the Development Bureau (DEVB) on 11.1.2024, seeking assistance for the brownfield operation affected by the remaining phase of the KTN/FLN NDA Project. The applicant is currently providing more information to the relevant Bureau in support of the current application.</p> <p>The application site includes about 371m<sup>2</sup> of government land (GL), constituting 10% of the application site. The applicant intends to include this GL as it is encompassed by the private lots and shares similar site conditions (See <b>Appendix VII</b>). Excluding the GL may result in a leftover area that would be difficult to access and maintain in the future. In view of this, the applicant includes the GL in the current application and <b>would apply to Lands Department for Short Term Tenancy</b>, with its use as parking space only, and there will be no structures erect thereon. Considering the current application seeks planning approval for the proposed use for a temporary basis of three year only, in this connection, the temporary nature of the proposed uses would not in any sense pose any constraints to jeopardize any future plans of LandsD. The applicant will strictly follow any requirements imposed by Government departments should the subject GL is allowed for inclusion under the current application.</p>