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From: [REDACTED]
Sent: 2025-04-11 星期五 17:06:50
To: Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>
Subject: Response the Comments from the Chief Building Surveyor/
 New Territories West of Building Department
Attachment: Proposed Layout Plan.pdf

Response the Comments from the Chief Building Surveyor/ New Territories West of Building Department ([Supersedes the Email on submission on 10-4-2025](#))

Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Filling of Land for Site Formation Works at Lots 471 S.B RP (Part), 472, 473, 474, 475, 476, 482Rp, 483, 484, 486, 487RP, 497S.A.R.P., 501, 502, 504 S.B, 505 and 506 S.B RP in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

Application No. : A/NE-FTA/258

RE: Comments from the Chief Town Planner/Urban Design and Landscape of the Planning Department

Dear Ms. Shirley – Planning Dept.
 CC: Mr. Amen Yung

The applicant stated that 17 nos. of structures were proposed but deviation appears on the enclosed drawing. Please confirm the nos. of structure proposed.

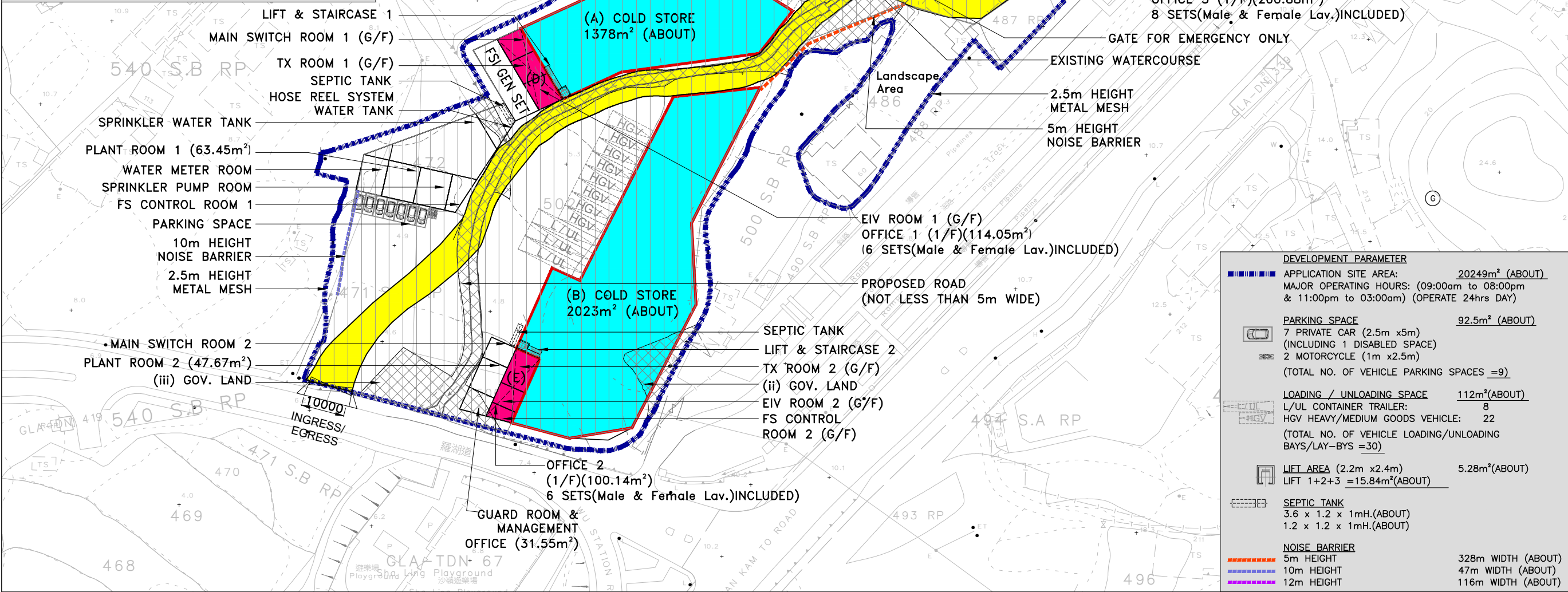
We confirm that the proposed buildings for the application are include 3 blocks of 2-storey cold storage structures and 14 structures of 1 to 2-storey auxiliary facilities, including of E&M room, FS Facilities, Plant room, Guard house and Management Office etc., a total of 17 structures. (Please refer to the attachment for detail)

Regards

Leo Wong

LEGEND	STRUCTURE	PROPOSED USE	BUILD. HEIGHT (m) (NOT MORE THAN)	NO. OF STOREYS	COVERED AREA (ABOUT m ²)	NON-DOMESTIC G.F.A. (ABOUT m ²)
(A)	A	COLD STORE	20.675m	2	1378m ²	2756m ²
(B)	B	COLD STORE	20.675m	2	2023m ²	4046m ²
(C)	C	COLD STORE	20.675m	2	3395m ²	6790m ²
(D)	D1	OFFICE 1 (1/F) (6 Sets Male & Female Lav. Included)	9m	2	114.05m ²	114.05m ²
	D2	EIV ROOM 1 (G/F)				
	D3	TX ROOM 1 (G/F)				
	D4	MAIN SWITCH RM 1 (G/F)				
(E)	E1	OFFICE 2 (1/F) (6 Sets Male & Female Lav. Included)	9m	2	100.14m ²	100.14m ²
	E2	FS CONTROL RM 2 (G/F)				
	E3	EIV ROOM 2 (G/F)				
	E4	TX ROOM 2 (G/F)				
(F)	F1	OFFICE 3 (1/F) (8 Sets Male & Female Lav. Included)	9m	2	200.9m ²	200.9m ²
	F2	MAIN SWITCH RM 3 (G/F)				
	F3	TX ROOM 3 (G/F)				
	F4	EIV ROOM 3 (G/F)				
	F5	FS CONTROL RM 3 (G/F)				
	G1	PLANT RM. 1	4m	1	63.45m ²	63.45m ²
	G2	PLANT RM. 2	4m	1	47.67m ²	47.67m ²
	G3	PLANT RM. 3	6m	1	63.10m ²	63.10m ²
	H	MAIN SWITCH ROOM 2	6m	1	31.25m ²	31.25m ²
	J	GUARD ROOM & MANAGEMENT OFFICE	6m	1	31.55m ²	31.55m ²
	K	WATER METER ROOM	6m	1	50.75m ²	50.75m ²
	L	SPRINKLER PUMP ROOM	6m	1	63.45m ²	63.45m ²
	M	FS CONTROL ROOM 1	6m	1	34.66m ²	34.66m ²
	N	560,00L SPRINKLER WATER TANK	3m	1	234.37m ²	234.37m ²
	P	120,000L HOSE REEL SYSTEM WATER TANK	3m	1	50.36m ²	50.36m ²
	Q	FSI GEN SET	6m	1	114.05m ²	114.05m ²
TOTAL :					7995.75m ²	15206.84m ²

LEGEND		
(i)	GOVERNMENT LAND	34m ² (ABOUT)
(ii)	GOVERNMENT LAND	136m ² (ABOUT)
(iii)	GOVERNMENT LAND	1713m ² (ABOUT)
(iv)	EX. FOOTPATH TO BE MAINTAINED	1029m ² (ABOUT)
(v)	PROPOSED RD (NOT LESS THAN 5m WIDE)	2035m ² (ABOUT)
(vi)	LAND FILL AREA	14351m ² (ABOUT)
(i + ii + iii)		=1882 m ²



DEVELOPMENT PARAMETER	
APPLICATION SITE AREA:	20249m ² (ABOUT)
MAJOR OPERATING HOURS:	09:00am to 08:00pm & 11:00pm to 03:00am (OPERATE 24hrs DAY)
PARKING SPACE	92.5m ² (ABOUT)
7 PRIVATE CAR (2.5m x 5m)	
(INCLUDING 1 DISABLED SPACE)	
2 MOTORCYCLE (1m x 2.5m)	
(TOTAL NO. OF VEHICLE PARKING SPACES =9)	
LOADING / UNLOADING SPACE	112m ² (ABOUT)
L/UL CONTAINER TRAILER:	8
HGV HEAVY/MEDIUM GOODS VEHICLE:	22
(TOTAL NO. OF VEHICLE LOADING/UNLOADING BAYS/LAY-BYS =30)	
LIFT AREA (2.2m x 2.4m)	5.28m ² (ABOUT)
LIFT 1+2+3	=15.84m ² (ABOUT)
SEPTIC TANK	
3.6 x 1.2 x 1mH. (ABOUT)	
1.2 x 1.2 x 1mH. (ABOUT)	
NOISE BARRIER	
5m HEIGHT	328m WIDTH (ABOUT)
10m HEIGHT	47m WIDTH (ABOUT)
12m HEIGHT	116m WIDTH (ABOUT)

B.D. Reference	鄧子雲建築師
M.W. Reference	小堀工程建築
L.D. Reference	楊政賢建築
F.S.D. Reference	馮國威建築

Notes

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REV	DESCRIPTION	DATE
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C&K Land Management Company Limited

Project

VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO ROAD, SHA LING, NEW TERRITORIES

Application

PROPOSED TEMPORARY COLD STORAGE FOR POULTRY AND DISTRIBUTION CENTRE FOR A PERIOD OF 3 YEARS AND FILLING OF LAND FOR SITE FORMATION WORKS

Drawing Title

PROPOSED LAYOUT PLAN

Scale	比例	Revisions	修改
1:1000 (A3)			
Designed by	設計者	Drawn by	制圖人
LW		Arthur	
Checked by	校核	Date	日期
AY		27-NOV-2024	
Job No.	工程項目	Drawing No.	圖號
-		LP-01	