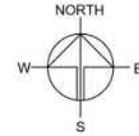


DEVELOPMENT PARAMETERS

| | | |
|-----------------------|-------------------------|---------|
| APPLICATION SITE AREA | : 15,724 m ² | (ABOUT) |
| COVERED AREA | : 8,624 m ² | (ABOUT) |
| UNCOVERED AREA | : 7,100 m ² | (ABOUT) |
| | | |
| PLOT RATIO | : 1.1 | (ABOUT) |
| SITE COVERAGE | : 55% | (ABOUT) |
| | | |
| NO. OF STRUCTURE | : 3 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 17,248 m ² | (ABOUT) |
| TOTAL GFA | : 17,248 m ² | (ABOUT) |
| | | |
| BUILDING HEIGHT | : 7 m - 13 m | (ABOUT) |
| NO. OF STOREY | : 2 | |

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|--------------|---|------------------------------------|-------------------------------------|------------------------|
| B1 | WAREHOUSE (EXCLUDING D.G.G.) AND FIRE SERVICE INSTALLATIONS | 8,408 m ² (ABOUT) | 16,816 m ² (ABOUT) | 13 m (ABOUT)(2-STOREY) |
| B2 | SITE OFFICE AND WASHROOM | 108 m ² (ABOUT) | 216 m ² (ABOUT) | 7 m (ABOUT)(2-STOREY) |
| B3 | SITE OFFICE AND WASHROOM | 108 m ² (ABOUT) | 216 m ² (ABOUT) | 7 m (ABOUT)(2-STOREY) |
| TOTAL | | 8,624 m² (ABOUT) | 17,248 m² (ABOUT) | |

*D.G.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING / UNLOADING PROVISIONS

| | |
|---|------------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 5 |
| DIMENSION OF PARKING SPACE | : 5 m (L) x 2.5 m (W) |
| | |
| NO. OF L/U/L SPACE FOR MEDIUM GOODS VEHICLE | : 2 |
| DIMENSION OF L/U/L SPACE | : 11 m (L) x 3.5 m (W) |
| | |
| NO. OF L/U/L SPACE FOR CONTAINER VEHICLE | : 2 |
| DIMENSION OF L/U/L SPACE | : 16 m (L) x 3.5 m (W) |

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (MGV)
- LOADING / UNLOADING SPACE (CV)
- INGRESS / EGRESS



PROJECT
 PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

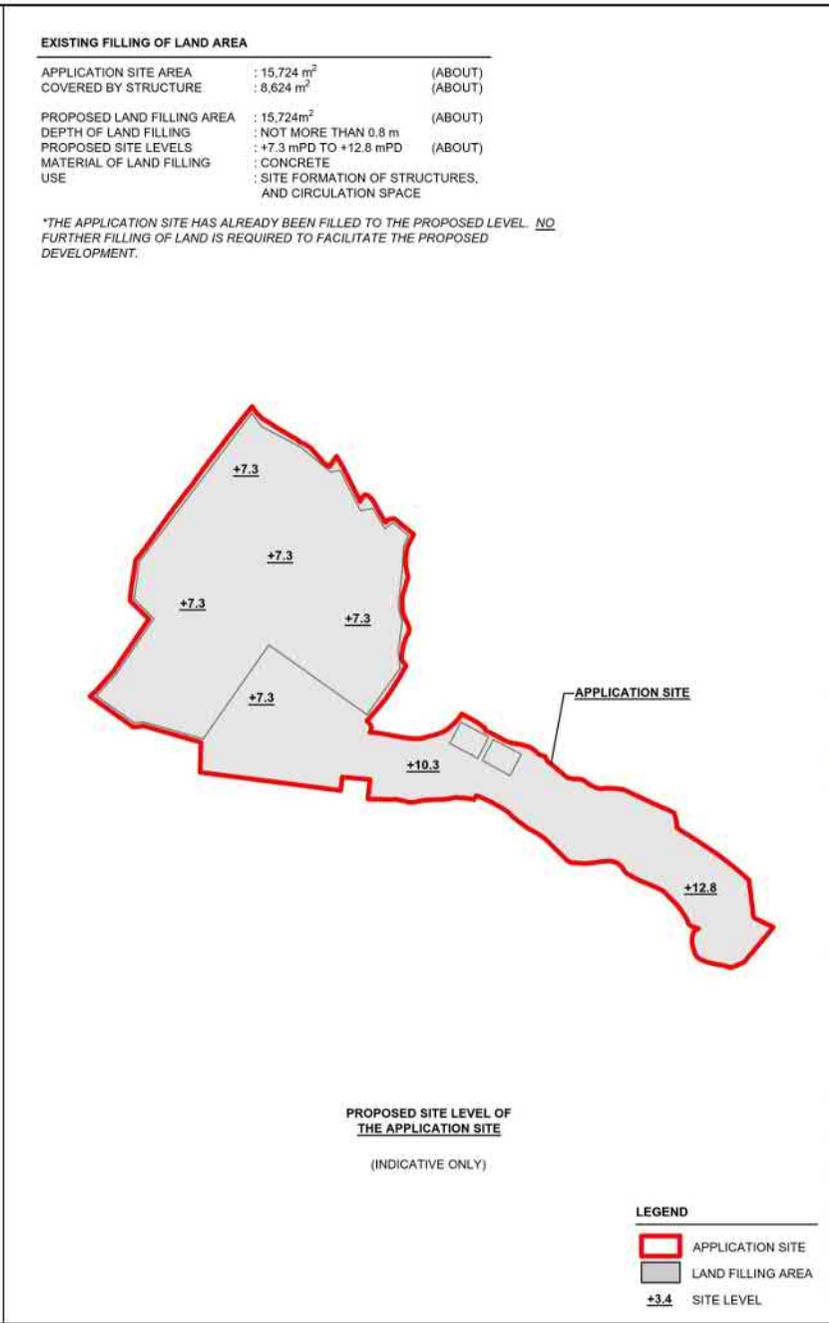
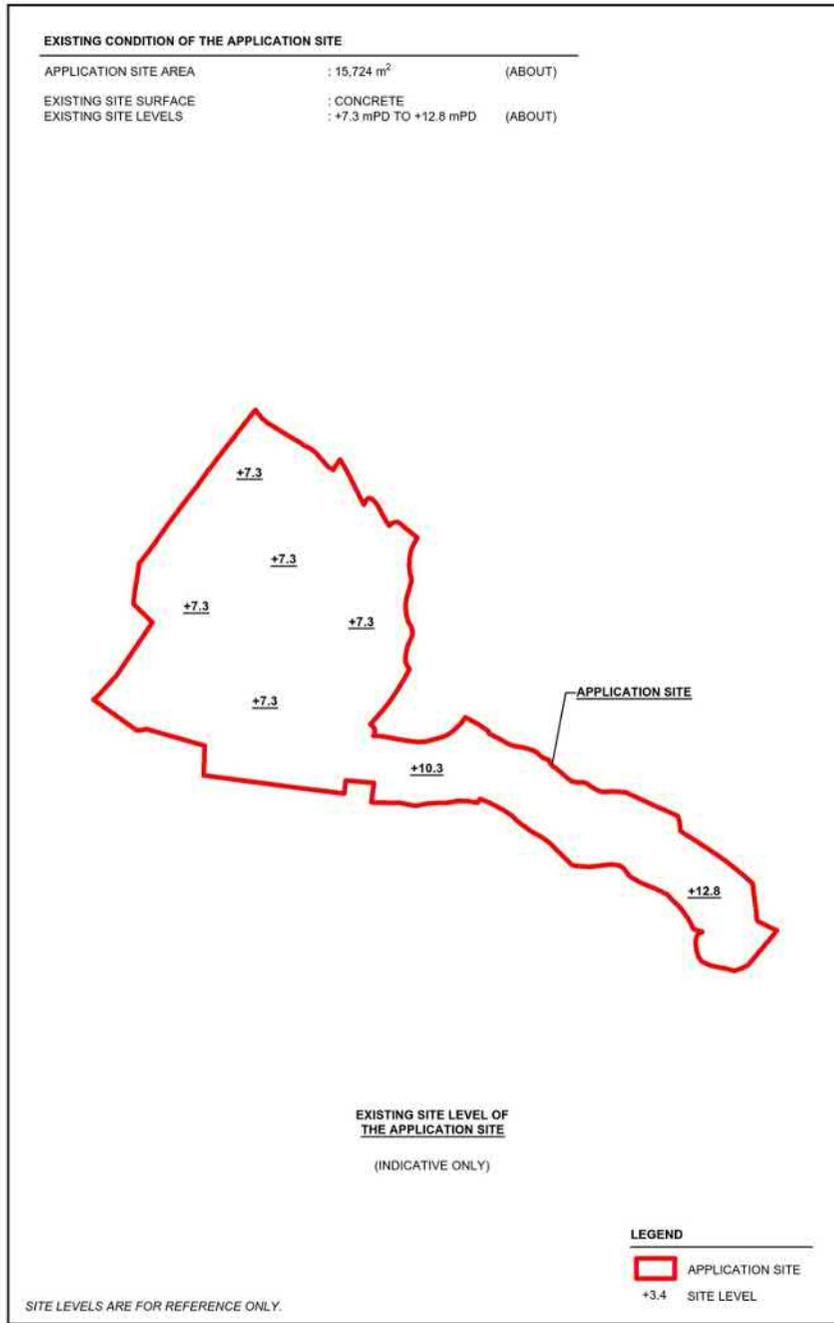
SITE LOCATION
 VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE
1:1000 @ A1

| | |
|-------------|------------|
| DRAWN BY | DATE |
| MN | 27.10.2025 |
| REVISED BY | DATE |
| APPROVED BY | DATE |
| DWG TITLE | |
| LAYOUT PLAN | |
| DWG NO. | VER. |
| PLAN 4 | 002 |

參考編號 REFERENCE No. **A/NE-FTA/271** 繪圖 DRAWING **A-1**

(來源: 申請人於2026年1月6日呈交的規劃申請表內的繪圖)
 (SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED APPLICATION FORM ON 6.1.2026)



NORTH

PLANNING CONSULTANT

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE

1:2500 @ A4

| | |
|-------------|------------|
| DRAWN BY | DATE |
| MN | 27.10.2025 |
| REVISED BY | DATE |
| APPROVED BY | DATE |

DWG TITLE

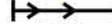
FILLING OF LAND

| | |
|---------|------|
| DWG NO. | VER. |
| PLAN 5 | 001 |

參考編號 REFERENCE No. A/NE-FTA/271 繪圖 DRAWING A-2

(來源: 申請人於2026年1月6日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED APPLICATION FORM ON 6.1.2026)

LEGEND

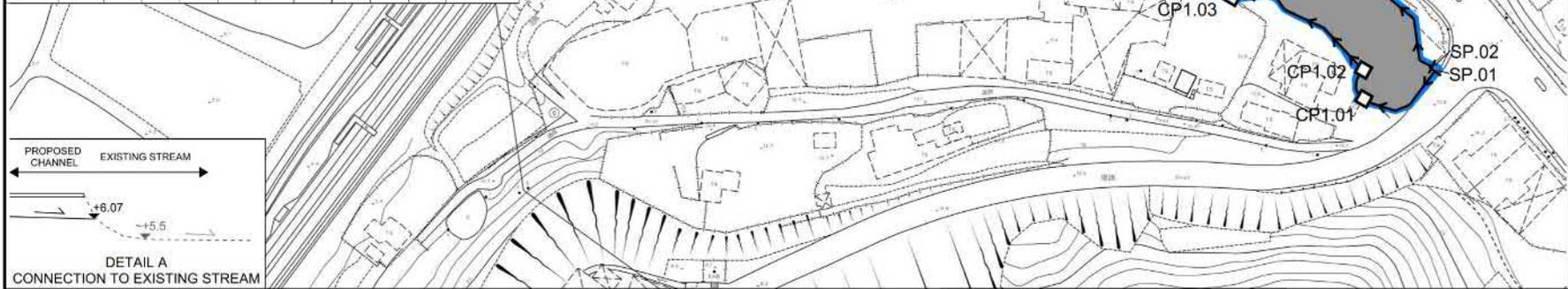
-  SITE AREA (INDICATIVE ONLY)
-  EXISTING STREAM
-  PROPOSED CHANNEL
-  PROPOSED CATCHPIT
-  PROPOSED CATCHPIT W/TRAP

NOTES:

1. ALL LEVELS ARE IN METRES TO HONG KONG PRINCIPAL DATUM (m.P.D.) UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. LOCATION OF CATCHPITS ARE APPROX. ONLY.
4. CONNECTION LEVELS ARE APPROX. ONLY AND SHALL BE VERIFIED ON SITE.

DRINAGE SCHEDULE

| USM/UNIT | DS MH/PT | US CL | DS CL | Size (mm) | Gradient 1 in | Type | US S | DS S | US S/URT TYPE A | Length m | Remark |
|----------|-----------------|-------|-------|-----------|---------------|------|-------|--------|-----------------|----------|-----------------|
| SP01 | CP1.01 | 13.8 | 12.8 | 375 | 40 | UC | 12.43 | 12.425 | SP | 22.9 | |
| CP1.01 | CP1.02 | 12.8 | 12.0 | 375 | 40 | UC | 12.43 | 11.63 | CP | 11.70 | WSP-Start Point |
| CP1.02 | CP1.03 | 12.0 | 11.7 | 375 | 40 | UC | 11.63 | 10.22 | CP | 96.10 | |
| CP1.03 | CP1.04 | 11.7 | 10.3 | 900 | 200 | UC | 10.22 | 9.26 | CP | 98.09 | |
| CP1.04 | CP1.05 | 10.3 | 10.0 | 900 | 200 | UC | 9.26 | 9.40 | CP | 7.20 | |
| CP1.05 | CP1.06 | 10.0 | 9.5 | 600 | 200 | UC | 9.40 | 8.90 | CP | 11.90 | |
| CP1.06 | CP1.07 | 9.5 | 9.3 | 900 | 200 | UC | 8.90 | 8.40 | CP | 4.70 | |
| CP1.07 | CP1.08 | 9.3 | 7.3 | 900 | 200 | UC | 8.40 | 6.40 | CP | 92.20 | |
| CP1.08 | CP1.09 | 7.3 | 7.3 | 900 | 200 | UC | 6.40 | 6.34 | CP | 11.40 | |
| CP1.09 | CP1.10 | 7.3 | 7.3 | 900 | 250 | UC | 6.34 | 6.23 | CP | 22.50 | |
| CP1.10 | Existing Stream | 7.3 | 7.3 | 900 | 250 | UC | 6.23 | 6.07 | CP | 34.80 | |
| SP02 | CP2.01 | 13.8 | 12.2 | 450 | 100 | UC | 13.35 | 11.79 | SP | 59.60 | |
| CP2.01 | CP2.02 | 12.2 | 10.3 | 450 | 100 | UC | 11.79 | 9.85 | CP | 91.60 | |
| CP2.02 | CP2.03 | 10.3 | 10.3 | 600 | 300 | UC | 9.70 | 9.40 | CP | 43.90 | |
| CP2.03 | CP1.06 | 10.3 | 9.5 | 600 | 200 | UC | 9.40 | 8.90 | CP | 10.70 | |
| SP03 | CP3.01 | 10.3 | 9.0 | 450 | 100 | UC | 8.85 | 8.55 | SP | 16.00 | |
| CP3.01 | CP3.02 | 9.0 | 8.0 | 450 | 100 | UC | 8.55 | 7.58 | CP | 37.90 | |
| CP3.02 | CP3.03 | 8.0 | 8.0 | 825 | 250 | UC | 7.58 | 7.14 | CP | 8.50 | |
| CP3.03 | CP3.04 | 8.0 | 8.0 | 825 | 250 | UC | 7.14 | 7.23 | CP | 4.20 | |
| CP3.04 | CP3.05 | 8.0 | 8.0 | 825 | 250 | UC | 7.23 | 7.08 | CP | 12.40 | |
| CP3.05 | CP3.06 | 8.0 | 8.0 | 825 | 250 | UC | 7.08 | 7.06 | CP | 5.10 | |
| CP3.06 | CP3.07 | 8.0 | 8.0 | 825 | 250 | UC | 7.06 | 6.96 | CP | 19.80 | |
| CP3.07 | CP3.08 | 8.0 | 8.0 | 825 | 250 | UC | 6.96 | 6.96 | CP | 4.40 | |
| CP3.08 | CP3.09 | 8.0 | 8.0 | 825 | 300 | UC | 6.96 | 6.81 | CP | 36.90 | |
| CP3.09 | CP3.10 | 8.0 | 8.0 | 825 | 250 | UC | 6.81 | 6.47 | CP | 84.90 | |
| CP3.10 | CP3.11 | 8.0 | 7.3 | 825 | 250 | UC | 6.47 | 6.43 | CP | 10.30 | |
| CP3.11 | CP3.12 | 7.3 | 7.3 | 825 | 250 | UC | 6.43 | 6.28 | CP | 30.70 | |
| CP3.12 | CP1.10 | 7.3 | 7.3 | 825 | 250 | UC | 6.28 | 6.21 | CP | 10.50 | |
| SP04 | CP2.03 | 10.3 | 10.3 | 600 | 200 | UC | 9.70 | 9.52 | SP | 16.00 | |



PROJECT:
 PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

LOCATION:
 VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

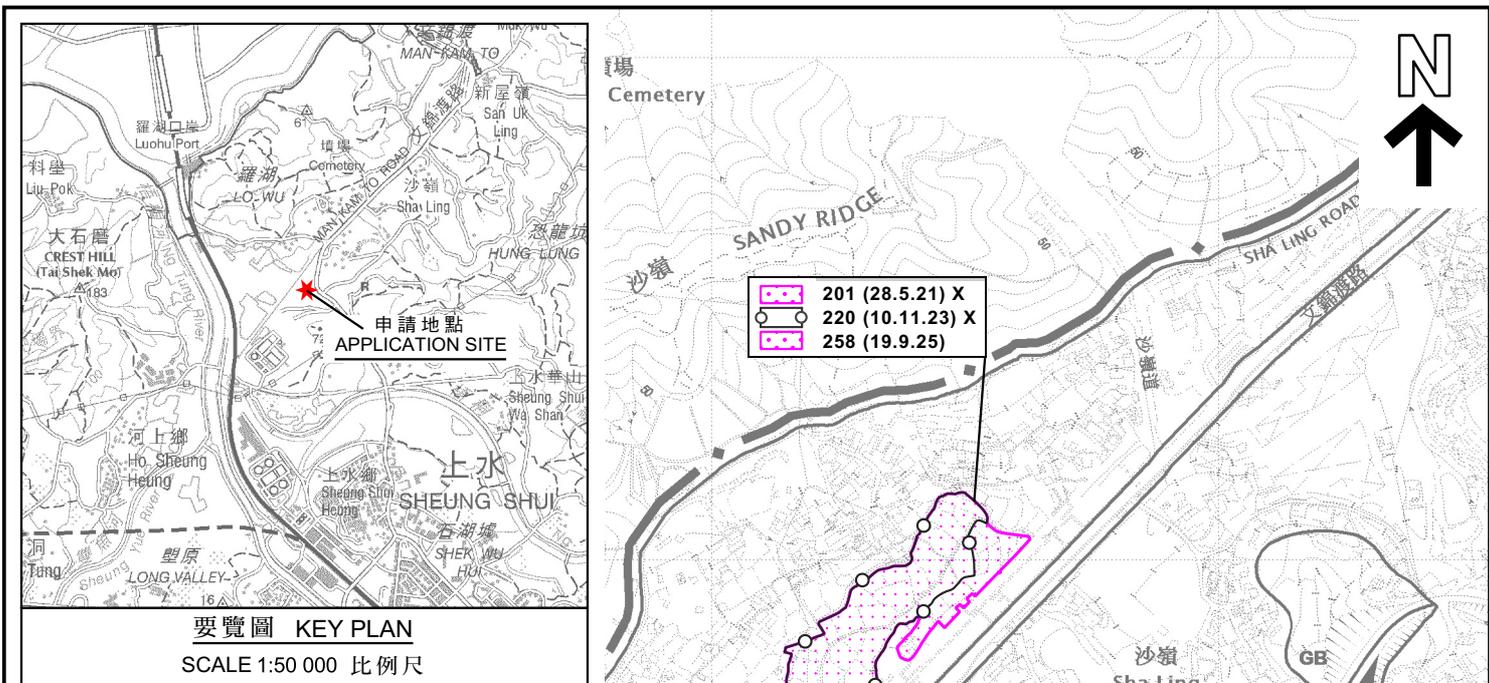
TITLE
 PROPOSED DRAINAGE SYSTEM



| | | |
|----------------------------------|-------------|------|
| FIGURE NUMBER FIGURE 3 | | |
| VER | DESCRIPTION | DATE |

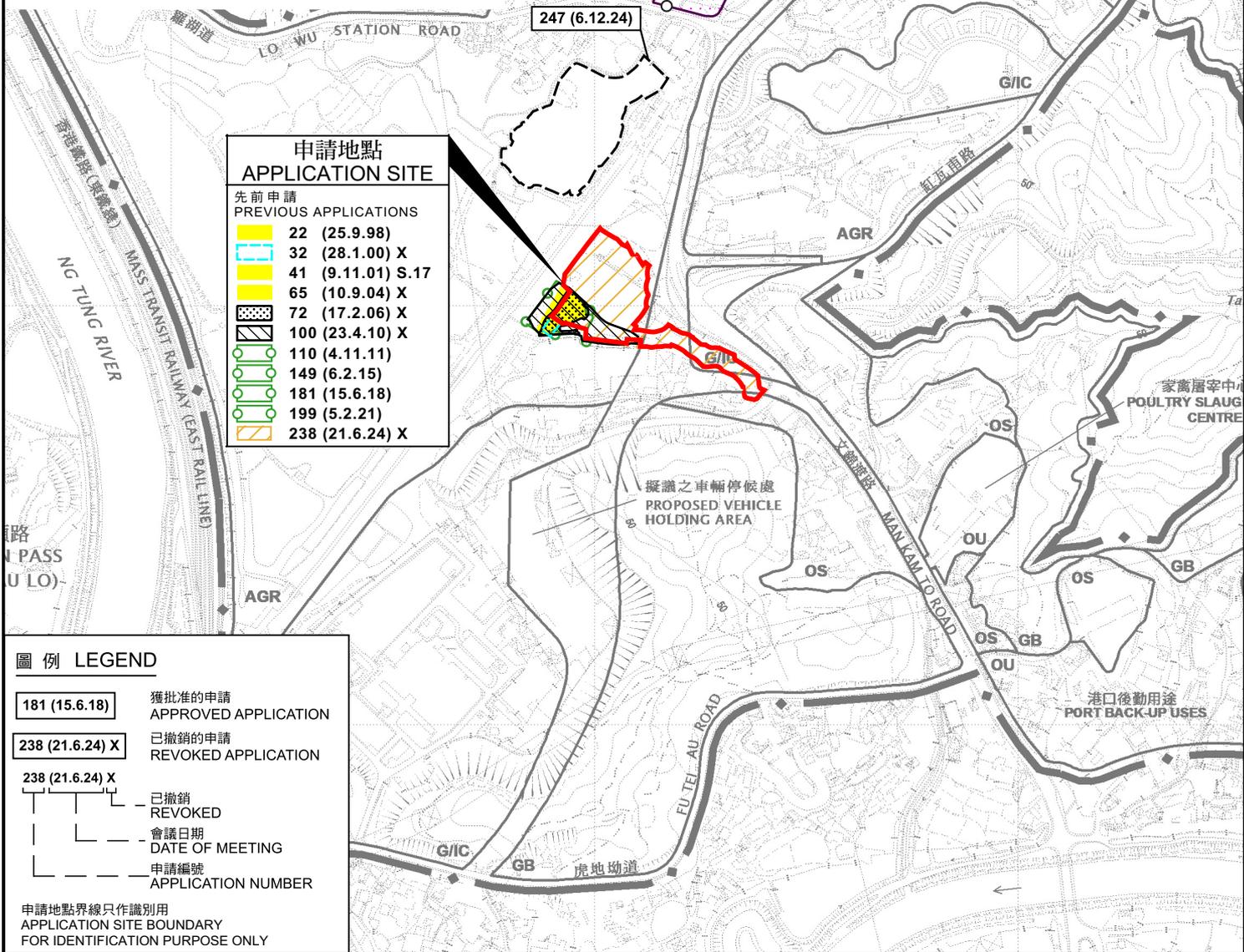
參考編號 REFERENCE No. A/NE-FTA/271 繪圖 DRAWING A-3

(來源: 申請人於2026年1月6日提交的規劃申請表內的繪圖)
 (SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED APPLICATION FORM ON 6.1.2026)



要覽圖 KEY PLAN

SCALE 1:50 000 比例尺



申請地點 APPLICATION SITE

先前申請 PREVIOUS APPLICATIONS

- 22 (25.9.98)
- 32 (28.1.00) X
- 41 (9.11.01) S.17
- 65 (10.9.04) X
- 72 (17.2.06) X
- 100 (23.4.10) X
- 110 (4.11.11)
- 149 (6.2.15)
- 181 (15.6.18)
- 199 (5.2.21)
- 238 (21.6.24) X

圖例 LEGEND

- 181 (15.6.18) 獲批准的申請 APPROVED APPLICATION
- 238 (21.6.24) X 已撤銷的申請 REVOKED APPLICATION
- 238 (21.6.24) X 已撤銷 REVOKED
- 會議日期 DATE OF MEETING
- 申請編號 APPLICATION NUMBER

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

擬議臨時貨倉(危險品倉庫除外)連附屬設施及相關填土工程(為期3年)
上水虎地坳丈量約份第89約多個地段和毗連政府土地
PROPOSED TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS GOODS GODOWN) WITH
ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND,
FU TEI AU, SHEUNG SHUI

SCALE 1:7 500 比例尺
米 100 0 100 200 300 米
METRES



規劃署
Planning Department

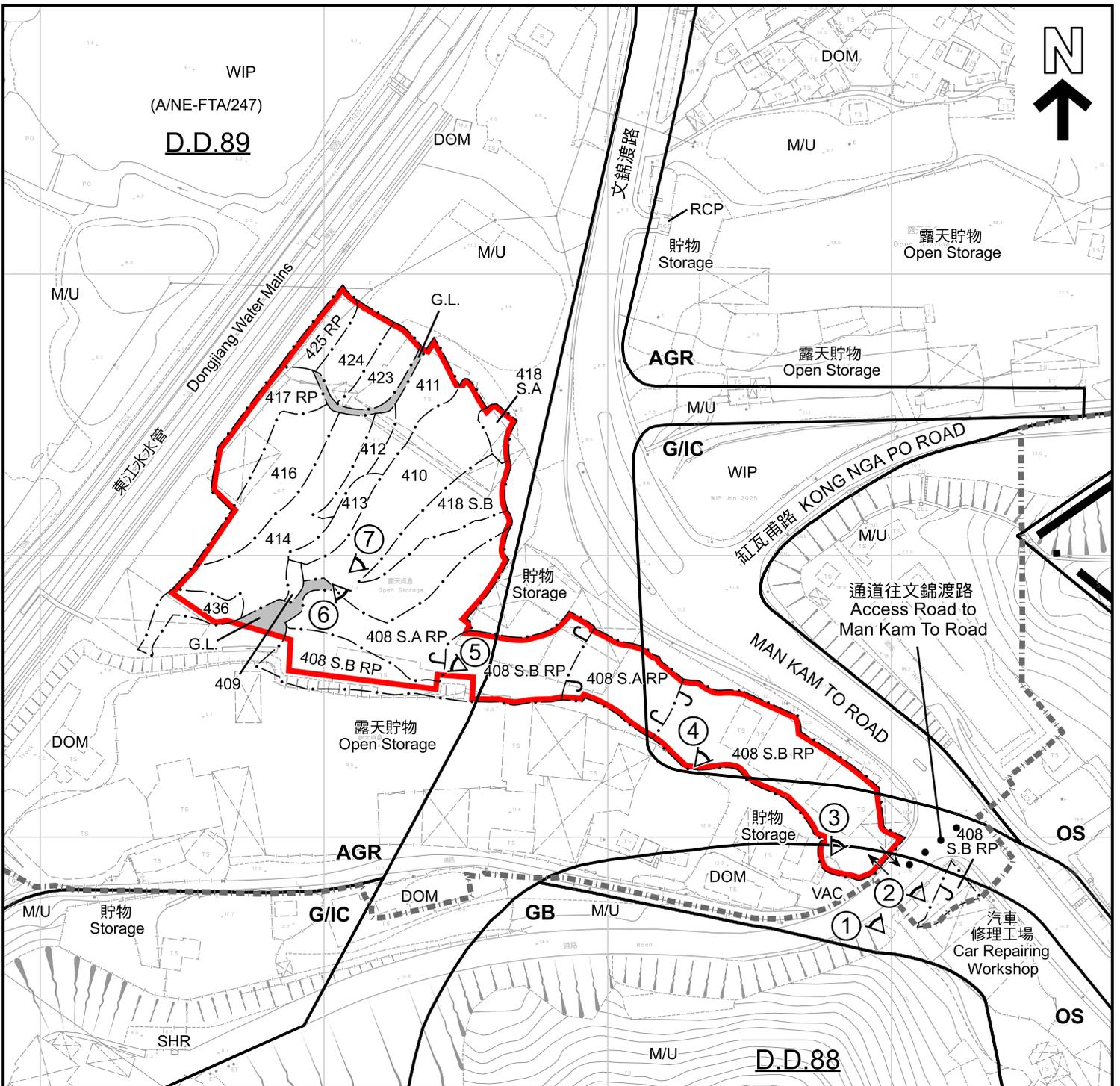
參考編號
REFERENCE No.

A/NE-FTA/271

圖 PLAN

A-1

本摘要圖於2026年2月5日擬備，
所根據的資料為於2024年4月9日
核准的分區計劃大綱圖編號S/NE-FTA/18
EXTRACT PLAN PREPARED ON 5.2.2026
BASED ON OUTLINE ZONING PLAN NO.
S/NE-FTA/18 APPROVED ON 9.4.2024



圖例 LEGEND

| | | | |
|-------------|---|-----|---|
| | 申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY) | M/U | 荒地 UNUSED LAND |
| AGR | 農業 AGRICULTURE | RCP | 垃圾收集站 REFUSE COLLECTION POINT |
| GB | 綠化地帶 GREEN BELT | SHR | 神龕 SHRINE |
| OS | 露天貯物 OPEN STORAGE | WIP | 施工中 WORKS IN PROGRESS |
| G/IC | 政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY | DOM | 住用構築物 DOMESTIC STRUCTURES |
| G.L. | 政府土地 GOVERNMENT LAND | VAC | 空置 VACANT |
| | | | 入口/出口 INGRESS / EGRESS |
| | | | 實地照片的觀景點 VIEWING POINT OF SITE PHOTO |

註釋 Note :

2026年1月13日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 13.1.2026

平面圖 SITE PLAN

擬議臨時貨倉(危險品倉庫除外)連附屬設施及相關填土工程(為期3年)
上水虎地坳丈量約份第89約多個地段和毗連政府土地
PROPOSED TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS GOODS GODOWN) WITH
ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND,
FU TEI AU, SHEUNG SHUI



規劃署
Planning Department

參考編號
REFERENCE No.

A/NE-FTA/271

圖 PLAN

A-2

本摘要圖於2026年2月11日擬備，
所根據的資料為測量圖編號
3-NW-21A、21B、21C及21D
EXTRACT PLAN PREPARED ON 11.2.2026
BASED ON SURVEY SHEETS No.
3-NW-21A, 21B, 21C & 21D



圖例 LEGEND



申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

航攝照片 AERIAL PHOTO

擬議臨時貨倉(危險品倉庫除外)連附屬設施及相關填土工程(為期3年)
上水虎地勘丈量約份第89約多個地段和毗連政府土地
PROPOSED TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS GOODS GODOWN) WITH
ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND,
FU TEI AU, SHEUNG SHUI



規畫署
Planning Department

本摘要圖於2026年2月5日擬備，
所根據的資料為地政總署
於2024年11月7日拍得的航攝照片
編號E240851C
EXTRACT PLAN PREPARED ON 5.2.2026
BASED ON AERIAL PHOTO No. E240851C
TAKEN ON 7.11.2024 BY
LANDS DEPARTMENT

參考編號
REFERENCE No.

A/NE-FTA/271

圖 PLAN

A-3



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本摘要圖於2026年2月5日擬備，
所根據的資料為攝於2026年1月13日
的實地照片
EXTRACT PLAN PREPARED ON 5.2.2026
BASED ON SITE PHOTOS
TAKEN ON 13.1.2026

擬議臨時貨倉(危險品倉庫除外)連附屬設施及相關填土工程(為期3年)
上水虎地勘丈量約份第89約多個地段和毗連政府土地
PROPOSED TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS GOODS GODOWN) WITH
ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND,
FU TEI AU, SHEUNG SHUI



規劃署
Planning Department

參考編號
REFERENCE No.

A/NE-FTA/271

圖 PLAN

A-4a



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本摘要圖於2026年2月5日擬備，
所根據的資料為攝於2026年1月13日
的實地照片
EXTRACT PLAN PREPARED ON 5.2.2026
BASED ON SITE PHOTOS
TAKEN ON 13.1.2026

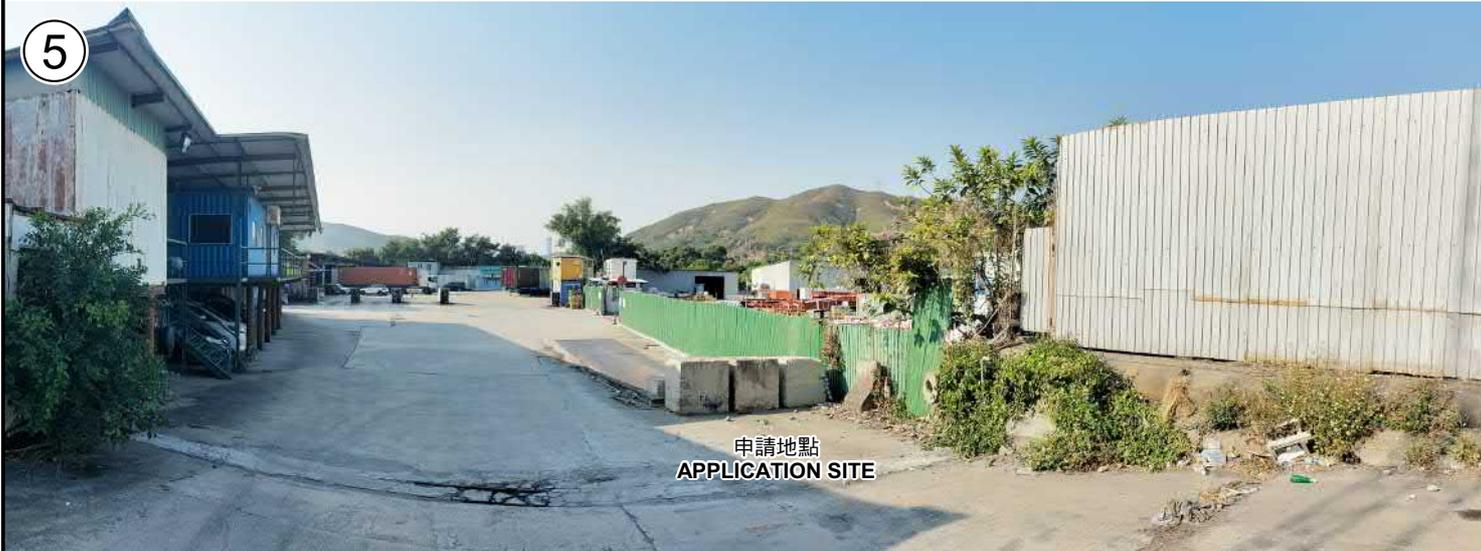
擬議臨時貨倉(危險品倉庫除外)連附屬設施及相關填土工程(為期3年)
上水虎地勘丈量約份第89約多個地段和毗連政府土地
PROPOSED TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS GOODS GODOWN) WITH
ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND,
FU TEI AU, SHEUNG SHUI



規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-FTA/271

圖 PLAN
A-4b



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本摘要圖於2026年2月5日擬備，
所根據的資料為攝於2026年1月13日
的實地照片
EXTRACT PLAN PREPARED ON 5.2.2026
BASED ON SITE PHOTOS
TAKEN ON 13.1.2026

擬議臨時貨倉(危險品倉庫除外)連附屬設施及相關填土工程(為期3年)
上水虎地勘丈量約份第89約多個地段和毗連政府土地
PROPOSED TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS GOODS GODOWN) WITH
ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND,
FU TEI AU, SHEUNG SHUI



規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-FTA/271

圖 PLAN
A-4c