

(摘錄自申請人於 9.3.2026 呈交的申請書)
 (Extract from Applicant's Submission of 9.3.2026)

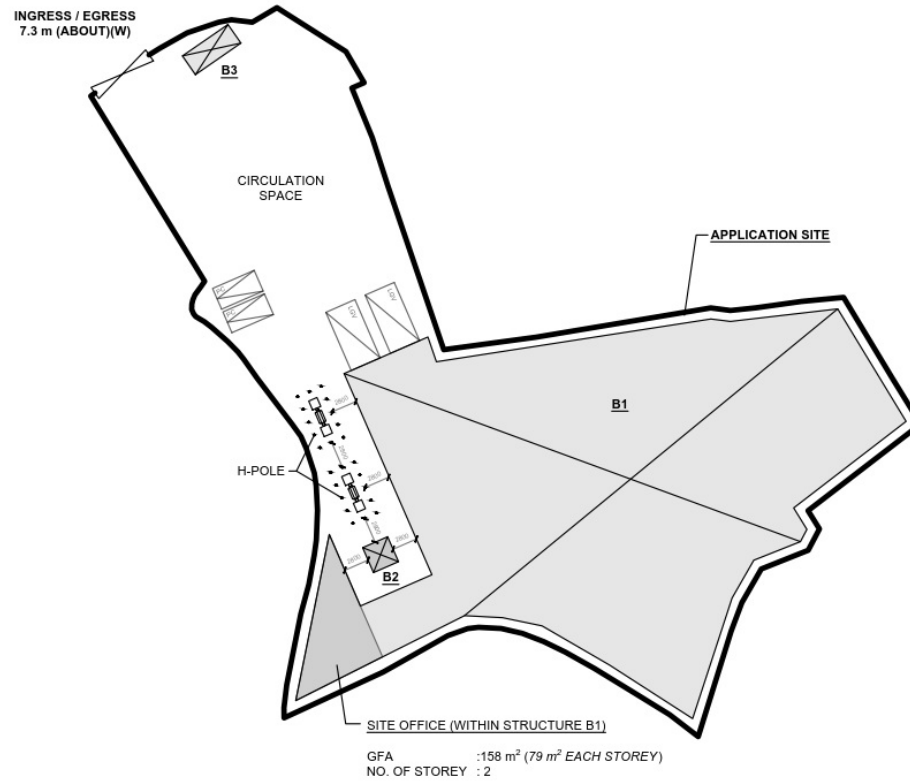
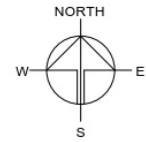
參考編號 REFERENCE No. A/YL-TT/773	繪圖 DRAWING A-1
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,109 m ²	(ABOUT)
COVERED AREA	: 1,762 m ²	(ABOUT)
UNCOVERED AREA	: 1,347 m ²	(ABOUT)
PLOT RATIO	: 0.59	(ABOUT)
SITE COVERAGE	: 57 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,841 m ²	(ABOUT)
TOTAL GFA	: 1,841 m ²	(ABOUT)
BUILDING HEIGHT	: 2.5 m - 12 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND SITE OFFICE	1,738 m ² (ABOUT)	1,817 m ² (ABOUT)	12 m (ABOUT)(2-STOREY)
B2	TRANSFORMER ROOM	9 m ² (ABOUT)	9 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
TOTAL		1,762 m² (ABOUT)	1,841 m² (ABOUT)	

*ONLY SITE OFFICE PORTION OF STRUCTURE B1 IS 2-STOREY, THE REMAINING AREA OF STRUCTURE B1 IS 1-STOREY.



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/U/L SPACE	: 7 m (L) x 3.5 m (W)

LEGEND

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

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

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. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1:750 @ A1

DRAWN BY

MIN

DATE

27.1.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

PLAN 4

VER.

001

(摘錄自申請人於 9. 3. 2026 提交的申請書)
(Extract from Applicant's Submission of 9.3.2026)

參考編號
REFERENCE No.
A/YL-TT/773

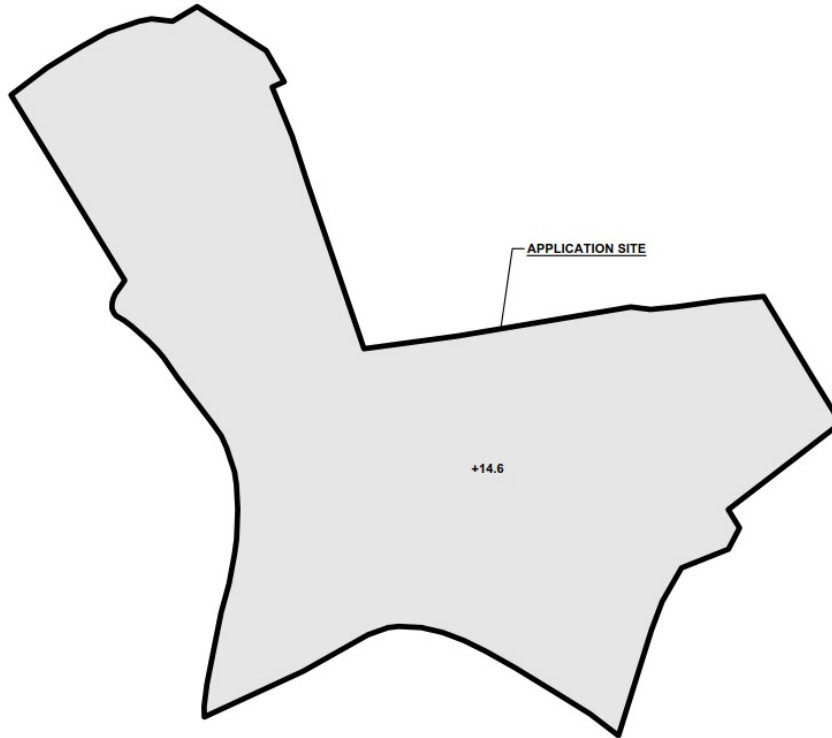
繪圖 DRAWING
A-2

EXISTING FILLED AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,109 m² (ABOUT)
 COVERED BY STRUCTURE : 1,762 m² (ABOUT)
 PROPOSED LAND FILLING AREA : 3,109 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
 EXISTING SITE LEVELS : +14.8 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 USE : SITE FORMATION OF STRUCTURES,
 AND CIRCULATION SPACE

THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED SINCE THE APPROVAL OF THE PREVIOUS APPLICATION NO. A/YL-TT/645.

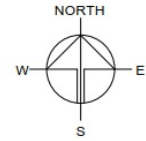
NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE APPLICATION SITE AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



LEGEND

- APPLICATION SITE
- PROPOSED FILLING AREA
- +14.6** PROPOSED SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.



PLANNING CONSULTANT



PROJECT

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. 117 AND
 ADJOINING GOVERNMENT
 LAND, TAI TONG, YUEN LONG,
 NEW TERRITORIES

SCALE

1:750 @ A1

DRAWN BY	DATE
MN	27.1.2026
REVISED BY	DATE
APPROVED BY	DATE

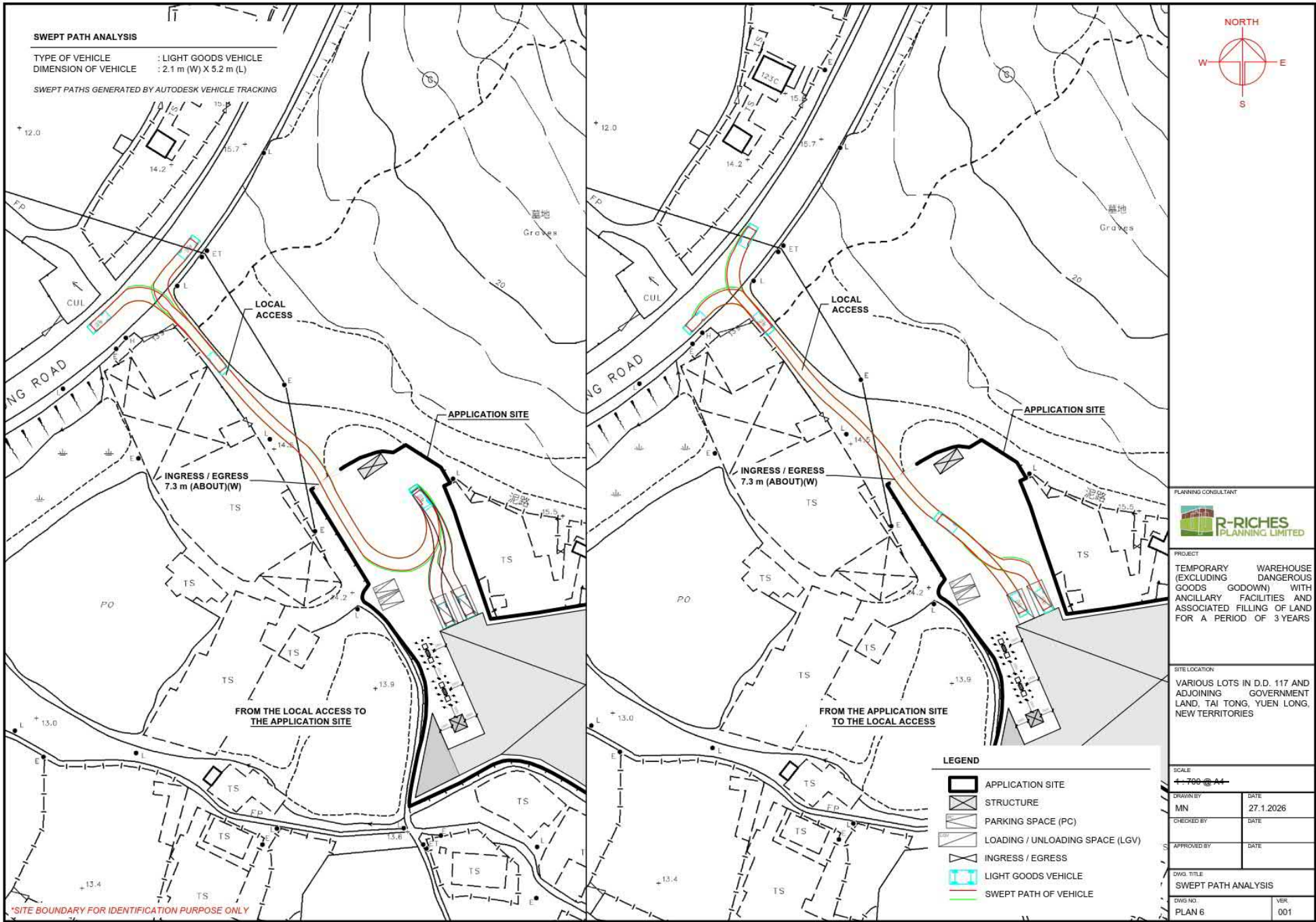
DWG. TITLE
 FILLING OF LAND

DWG. NO.	VER.
PLAN 5	001

(摘錄自申請人於 9. 3. 2026 呈交的申請書)
 (Extract from Applicant's
 Submission of 9.3.2026)

參考編號
 REFERENCE No.
 A/YL-TT/773

繪圖 DRAWING
 A-3



(摘錄自申請人於 9.3.2026 呈交的申請書)
 (Extract from Applicant's Submission of 9.3.2026)

參考編號 REFERENCE No. A/YL-TT/773	繪圖 DRAWING A-4
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F.S. NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS. [SEP 2022]
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO Ø150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE Ø150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 SMOKE EXTRACTION SYSTEM(S) SHALL NOT BE PROVIDED AS THE AGGREGATE AREA OF OPERABLE WINDOW OF STRUCTURE EXCEEDS 6.25% OF THE FLOOR AREA OF THE COMPARTMENT.
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. AUTOMATIC SPRINKLER SYSTEM

- 2.1 AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 2.2 ONE 13500 LIT. REC. SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 2.3 TWO SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 2.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 2.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 2.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 2.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 2.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TIE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 2.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
 HAZARD CLASS : ORDINARY HAZARD GROUP III
 TYPE OF STORAGE : POST-PALLET (S12)
 STORAGE CATEGORY : CATEGORY I
 MAXIMUM STORAGE HEIGHT : 3.5m
 SPRINKLER PROTECTION : CEILING PROTECTION ONLY
 THE MAXIMUM STORAGE AREAS SHALL BE 50M² FOR SINGLE BLOCK
 THE MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE CLOCK : 2.4m

3. FIRE DETECTOR SYSTEM

- 3.1 THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]"
- 3.2 WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE DETECTORS IS TRIGGERED, ALL CONNECTED DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

4. EMERGENCY LIGHTING

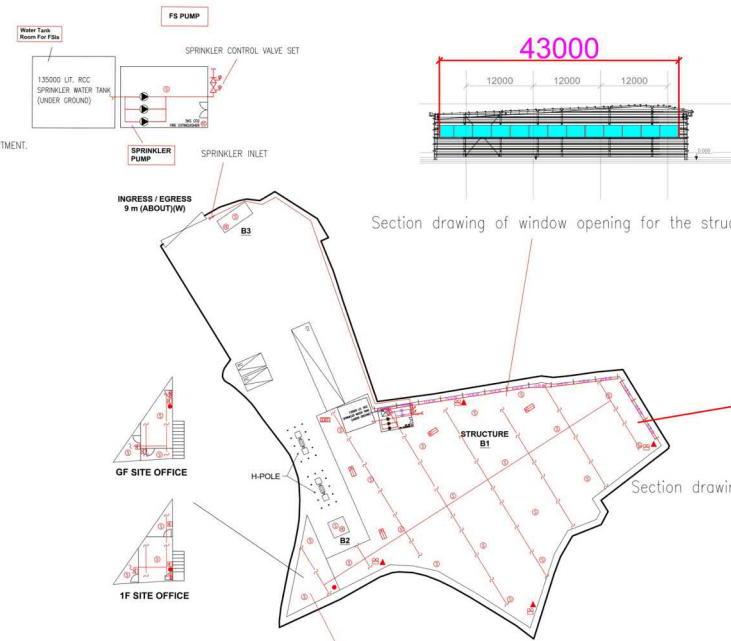
- 4.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH "BS 5266-1 :2016 AND BS EN 1838 :2013", AND THE FSD CIRCULAR LETTER NO. 4/2021. COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

5. EXIT SIGN

- 5.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008. FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

6. PORTABLE APPLIANCES

- 6.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.
- 6.2 A SUITABLE TYPE OF PORTABLE FIRE EXTINGUISHER SHALL BE PROVIDED IN LOCATIONS WHERE EASILY ACCESSIBLE BY PERSON IN CHARGE WHERE THE NO. OF F.E. SHALL BE PROVIDED ACCORDING TO THE FORMULA = [STORAGE AREA] (M²) X (0.003)
- 6.3 A 20-35 KG WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER IN EVERY 500M² ON EVERY FLOOR OF THE PREMISES AND SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE PREMISES CAN BE REACHED BY WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER FROM A DISTANCE OF NOT MORE THAN 30M



Structure B1 Openable Windows Calculation
 Area of Structure B1 = 1738 sq.m.
 Area of High Bay Window (H.B.W) = 2.0m(H) x 55m = 110 sq.m.
 Total openable window area = 110 sq.m.
 = 6.32% of floor area

STRUCTURE	Uses	Covered Area	GFA	Building Height
B1	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND SITE OFFICE	1738m ² (ABOUT)	1738m ² (ABOUT)	12 m (ABOUT)(1-STORY)
B2	TRANSFORMER ROOM	9m ² (ABOUT)	9m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B3	WASHROOM	15m ² (ABOUT)	15m ² (ABOUT)	2.5 m (ABOUT)(1-STORY)
Total:		1762m ² (ABOUT)	1762m ² (ABOUT)	

*ONLY SITE OFFICE PORTION OF STRUCTURE B1 IS 2-STORY, THE REMAINING AREA OF STRUCTURE B1 IS 1-STORY.

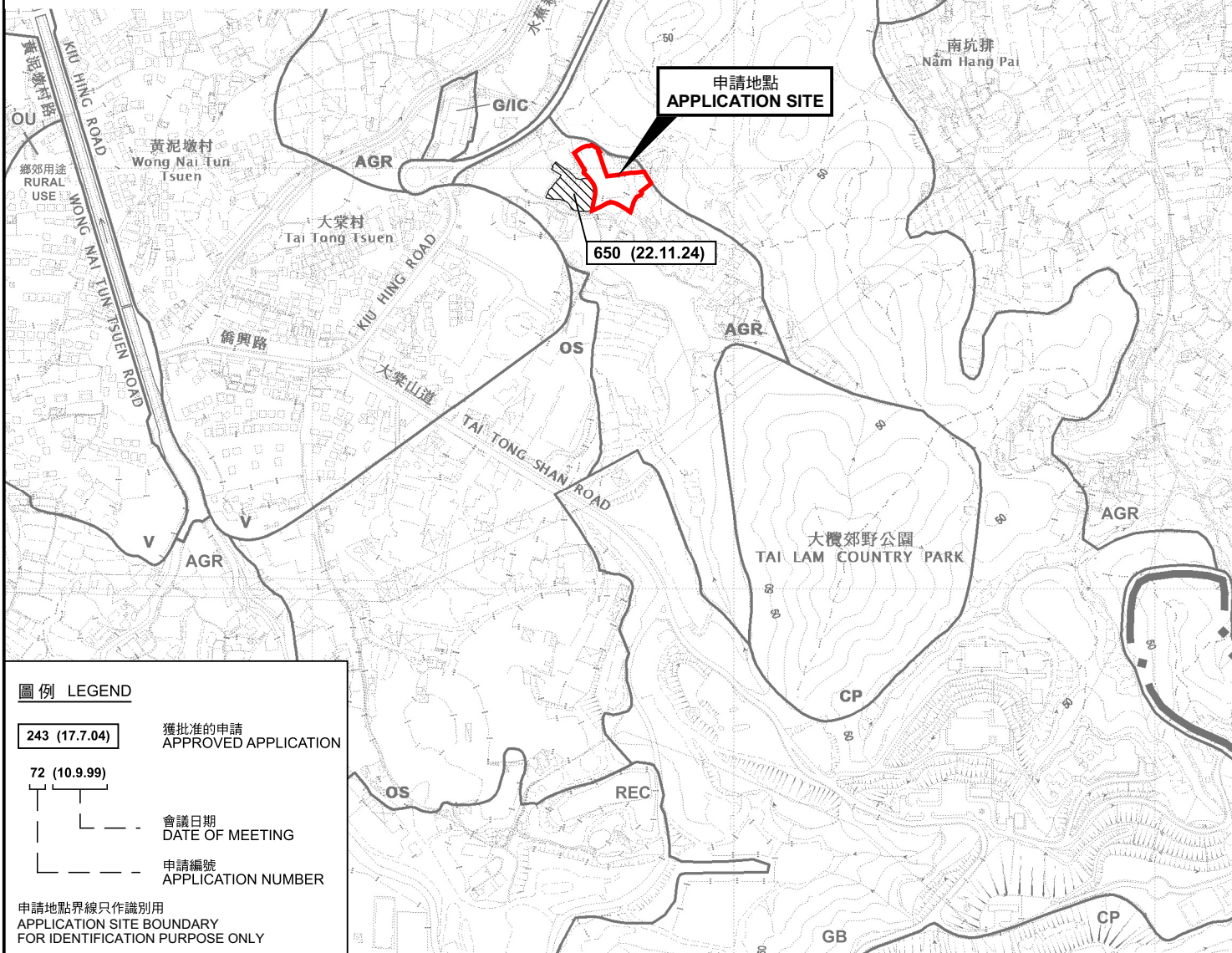
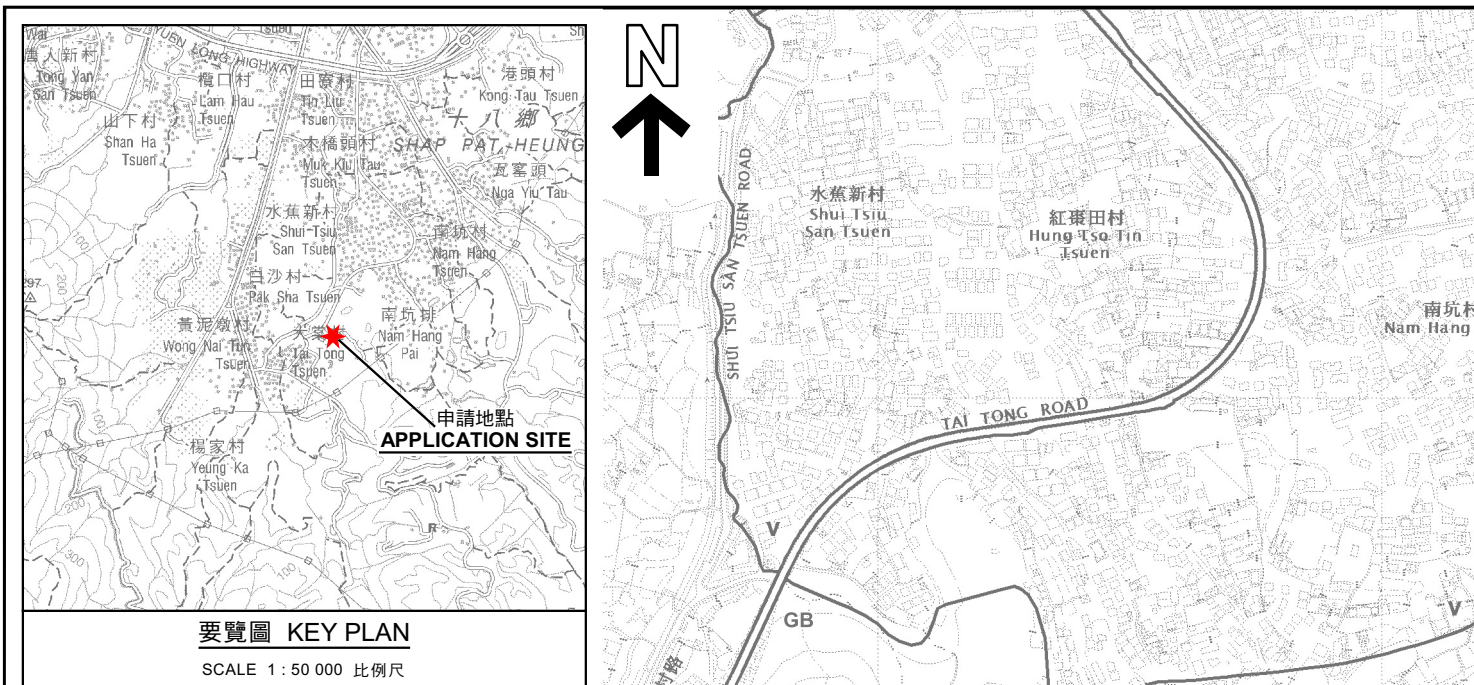
LEGEND

- (S) STAND ALONE BATTERY TYPE SMOKE DETECTOR
- (E) EMERGENCY LIGHT
- (SV) SPRINKLER CONTROL VALVE SET
- (P) PUMP SET
- (PG) PRESSURE GAUGE
- (SV) SUBSIDIARY VALVE / FLOW SWITCH
- (EXIT) EXIT SIGN
- (G) GATE VALVE
- (Y) Y-TYPE STRAINER
- (SH) SPRINKLER HEAD (ON PLAN)
- (FE) 5KG CO2 FIRE EXTINGUISHER
- (R) 25KG WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER
- (NRV) NON-RETURN VALVE
- (GM) GATE TYPE (With MONITORING)
- (SI) SPRINKLER INLET
- (R) 5KG DRY POWDER FIRE EXTINGUISHER
- (DS) DIRECTIONAL SIGN

PROJECT : PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND VARIOUS LOTS IN D.D. 118 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan	ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.	NAME : C.K. NG	DATE : 14 May 2026	DRAWING NO : FS-01	REV. : 0
REV	DESCRIPTION	DATE					SCALE : 1:300 (A0)	SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP

(摘錄自申請人於 19.5.2026 呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 19.5.2026)

參考編號 REFERENCE No. A/YL-TT/773	繪圖 DRAWING A-5
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本摘要圖於2026年6月12日擬備，所根據的資料為於2023年12月5日核准的分區計劃大綱圖編號 S/YL-TT/20 EXTRACT PLAN PREPARED ON 12.6.2026 BASED ON OUTLINE ZONING PLAN No. S/YL-TT/20 APPROVED ON 5.12.2023

位置圖及同類申請 LOCATION PLAN WITH SIMILAR APPLICATION

臨時貨倉(危險品倉庫除外)連附屬設施及相關的填土工程(為期3年)
元朗大棠丈量約份第117約多個地段及毗連政府土地
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.117 AND ADJOINING GOVERNMENT LAND,
TAI TONG, YUEN LONG

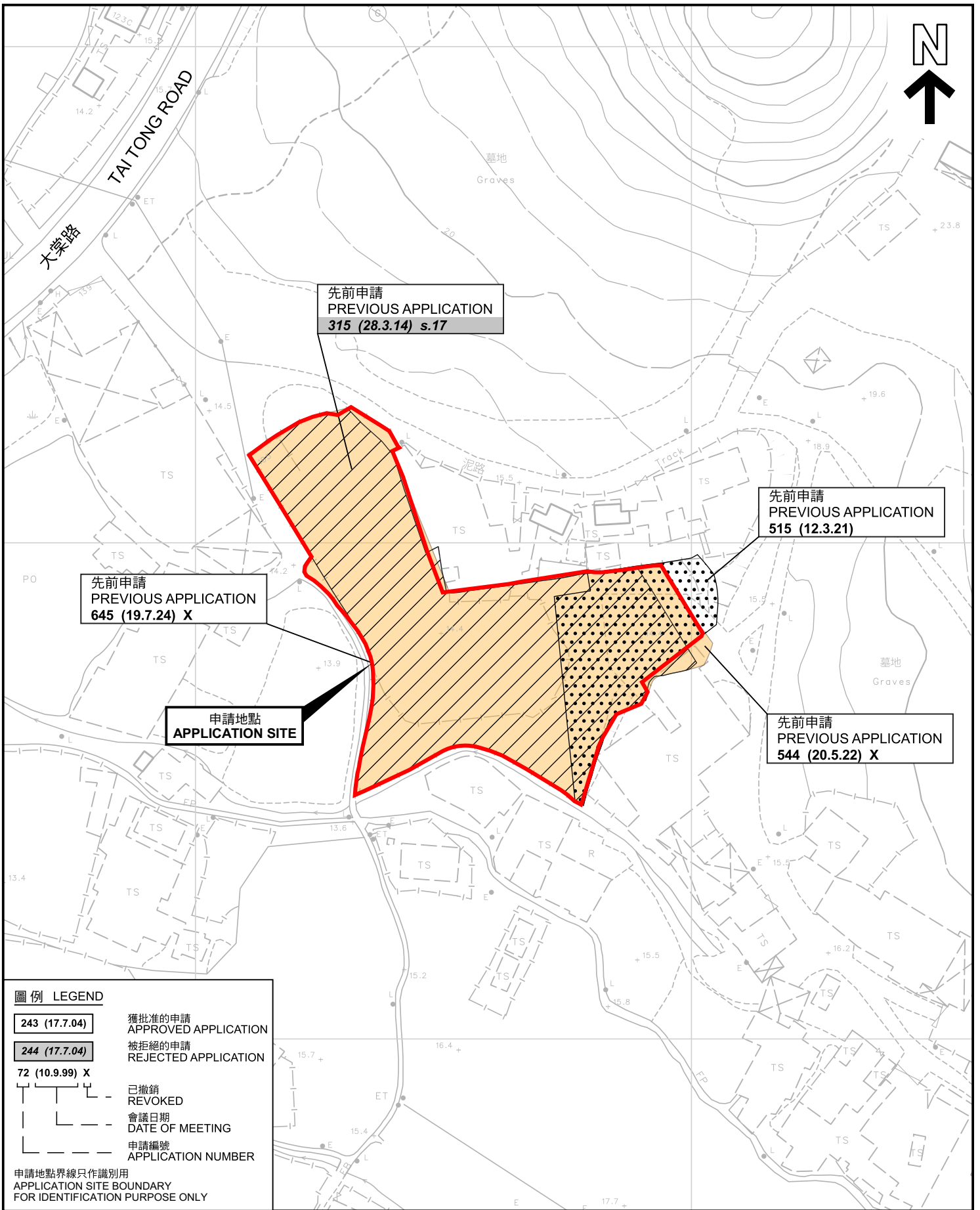
SCALE 1:7 500 比例尺



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-TT/773

圖 PLAN
A-1a



先前申請
PREVIOUS APPLICATION
315 (28.3.14) s.17

先前申請
PREVIOUS APPLICATION
515 (12.3.21)

先前申請
PREVIOUS APPLICATION
645 (19.7.24) X

申請地點
APPLICATION SITE

先前申請
PREVIOUS APPLICATION
544 (20.5.22) X

圖例 LEGEND

243 (17.7.04)	獲批准的申請 APPROVED APPLICATION
244 (17.7.04)	被拒絕的申請 REJECTED APPLICATION
72 (10.9.99) 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

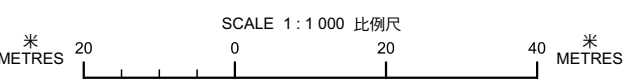
先前申請圖 PREVIOUS APPLICATIONS PLAN

臨時貨倉(危險品倉庫除外)連附屬設施及相關的填土工程(為期3年)
元朗大棠丈量約份第117約多個地段及毗連政府土地
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.117 AND ADJOINING GOVERNMENT LAND,
TAI TONG, YUEN LONG

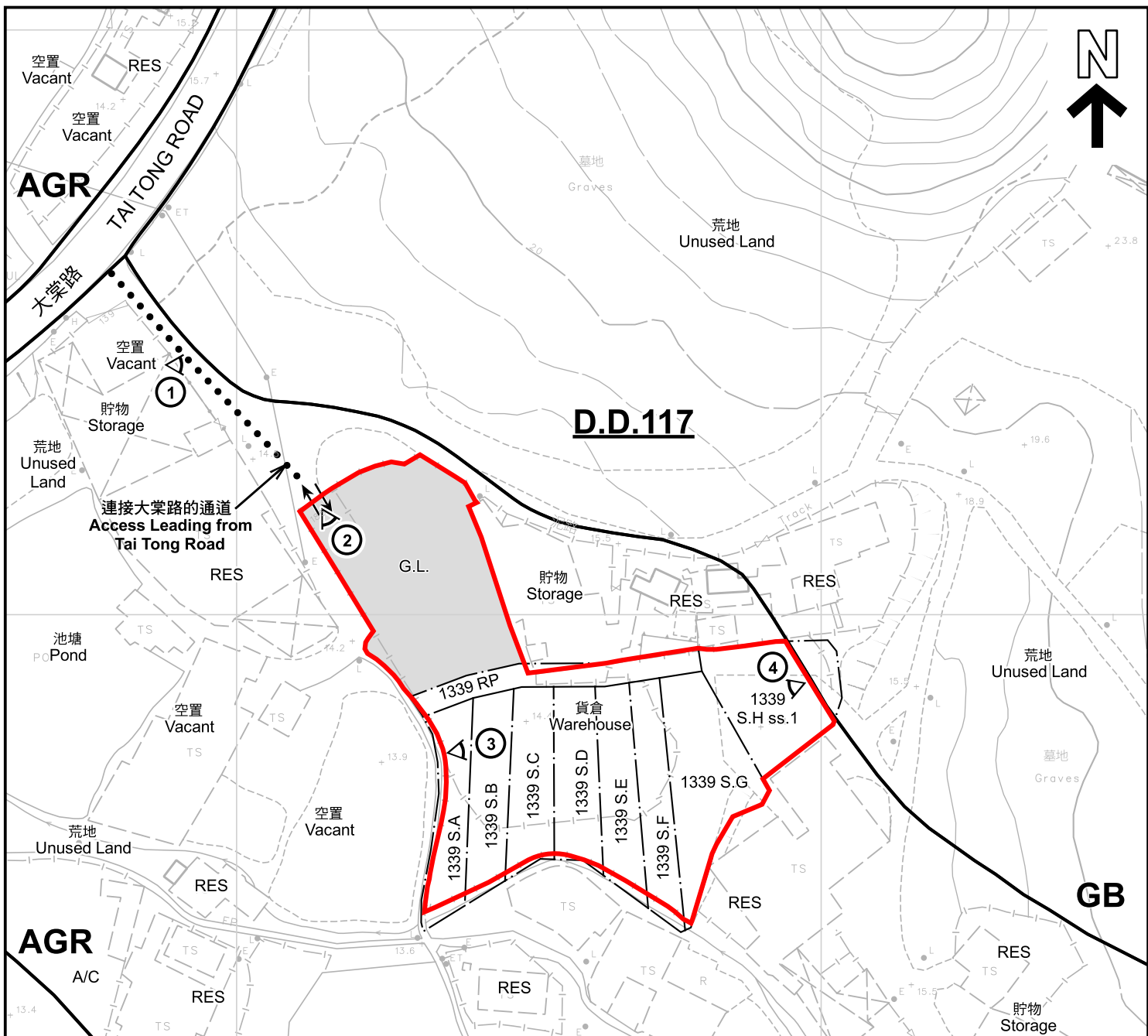


參考編號
REFERENCE No.
A/YL-TT/773

圖 PLAN
A-1b



本摘要圖於2026年6月12日擬備，所根據的資料為測量圖編號 6-NW-24B
EXTRACT PLAN PREPARED ON 28.6.2024
BASED ON SURVEY SHEET No.
6-NW-24B



連接大棠路的通道
Access Leading from
Tai Tong Road

D.D.117

圖例 LEGEND	
	申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
AGR	農業 AGRICULTURE
GB	綠化地帶 GREEN BELT
RES	住用構築物 RESIDENTIAL STRUCTURES
A/C	常耕農地 CULTIVATED AGRICULTURAL LAND
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
	入口/出口 INGRESS / EGRESS
G.L.	政府土地 GOVERNMENT LAND

註釋 Notes :
2026年6月5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 5.6.2026

本摘要圖於2026年6月12日擬備，所根據的資料為測量圖編號 6-NW-24B
EXTRACT PLAN PREPARED ON 12.6.2026 BASED ON SURVEY SHEET No. 6-NW-24B

平面圖 SITE PLAN

臨時貨倉(危險品倉庫除外)連附屬設施及相關的填土工程(為期3年)
元朗大棠丈量約份第117約多個地段及毗連政府土地
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.117 AND ADJOINING GOVERNMENT LAND,
TAI TONG, YUEN LONG

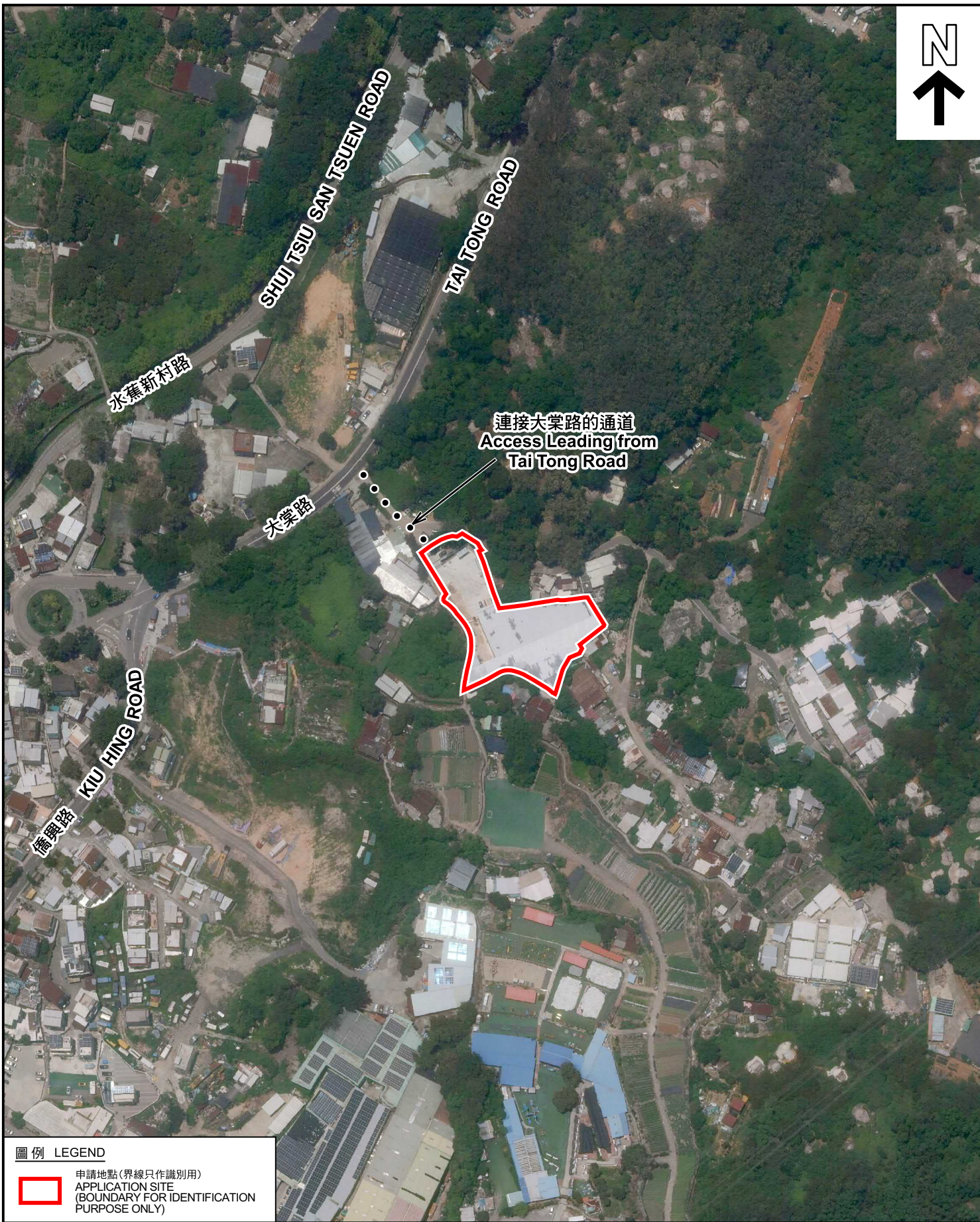
SCALE 1:1 000 比例尺

米 20 METRES
0
20
40 米 METRES

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Planning Department

參考編號
REFERENCE No.
A/YL-TT/773

圖 PLAN
A-2



圖例 LEGEND



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

本摘要圖於2026年6月12日擬備，所根據的資料為地政總署於2025年6月9日拍得的航攝照片編號 E257642C
EXTRACT PLAN PREPARED ON 12.6.2026
BASED ON AERIAL PHOTO No. E257642C
TAKEN ON 9.6.2025 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

臨時貨倉 (危險品倉庫除外) 連附屬設施及相關的填土工程 (為期3年)
元朗大棠丈量約份第117約多個地段及毗連政府土地
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.117 AND ADJOINING GOVERNMENT LAND,
TAI TONG, YUEN LONG



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Planning Department

參考編號
REFERENCE No.
A/YL-TT/773

圖 PLAN
A-3

1



2



3



4



實地照片 SITE PHOTOS

臨時貨倉(危險品倉庫除外)連附屬設施及相關的填土工程(為期3年)
 元朗大棠丈量約份第117約多個地段及毗連政府土地
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 FOR A PERIOD OF 3 YEARS
 VARIOUS LOTS IN D.D.117 AND ADJOINING GOVERNMENT LAND,
 TAI TONG, YUEN LONG



規劃署
 Planning Department

參考編號
 REFERENCE No.
 A/YL-TT/773

圖 PLAN
 A-4

本圖於2026年6月12日擬備，所根據的資料為攝於2026年6月5日的實地照片
 PLAN PREPARED ON 12.6.2026
 BASED ON SITE PHOTOS
 TAKEN ON 5.6.2026