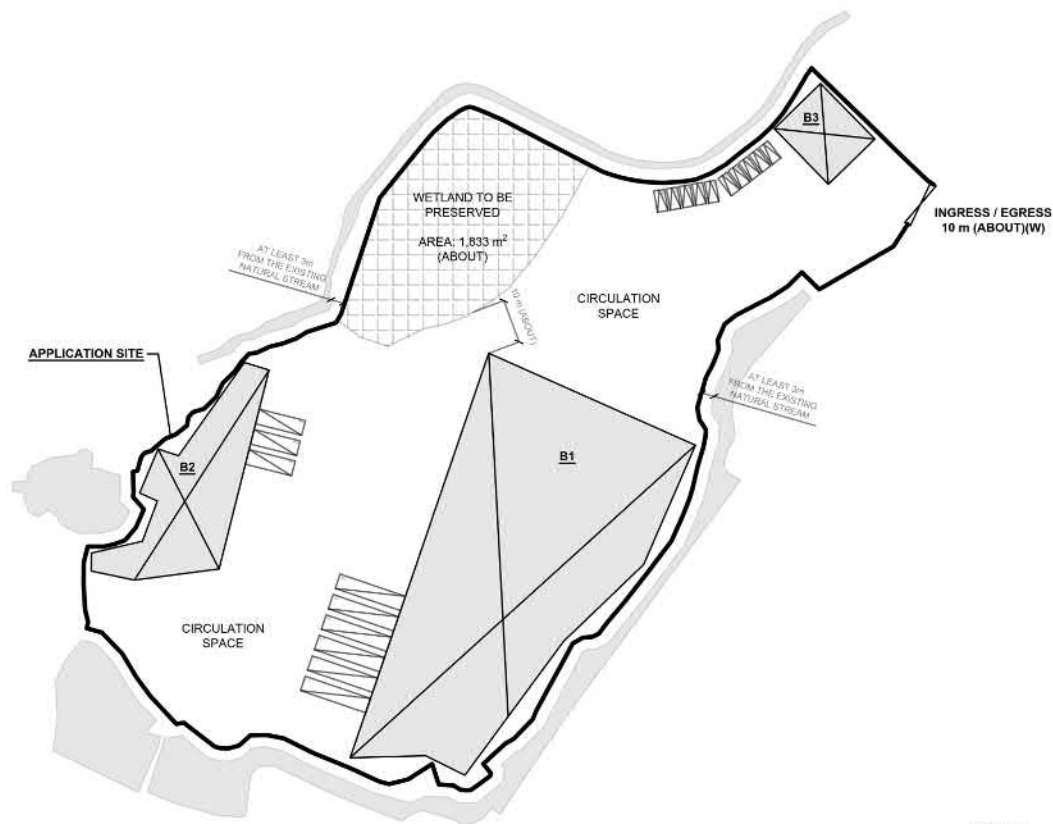
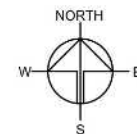


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 16,256 m ²	(ABOUT)
COVERED AREA	: 4,999 m ²	(ABOUT)
UNCOVERED AREA	: 11,257 m ²	(ABOUT)
PLOT RATIO	: 0.91	(ABOUT)
SITE COVERAGE	: 45 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 9,998 m ²	(ABOUT)
TOTAL GFA	: 9,998 m ²	(ABOUT)
BUILDING HEIGHT	: 16.5 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.), OFFICE AND WASHROOM	3,866 m ² (ABOUT)	7,732 m ² (ABOUT)	16.5 m (ABOUT)(2-STOREY)
B2	WAREHOUSE (EXCL. D.G.G.), OFFICE AND WASHROOM	863 m ² (ABOUT)	1,726 m ² (ABOUT)	16.5 m (ABOUT)(2-STOREY)
B3	OFFICE, WASHROOM AND CANTEEN	270 m ² (ABOUT)	540 m ² (ABOUT)	16.5 m (ABOUT)(2-STOREY)
TOTAL		4,999 m ² (ABOUT)	9,998 m ² (ABOUT)	



PARKING AND LOADING / UNLOADING (L/U) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/U SPACE FOR MEDIUM GOODS VEHICLE	: 3
DIMENSION OF L/U SPACE	: 11 m (L) x 3.5 m (W)
NO. OF L/U SPACE FOR CONTAINER VEHICLE	: 6
DIMENSION OF L/U SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	WETLAND TO BE PRESERVED
	PARKING SPACE (PC)
	L/U SPACE (MGV)
	L/U SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



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, MAN KAM TO, NEW TERRITORIES

SCALE

1:1500 @ A1

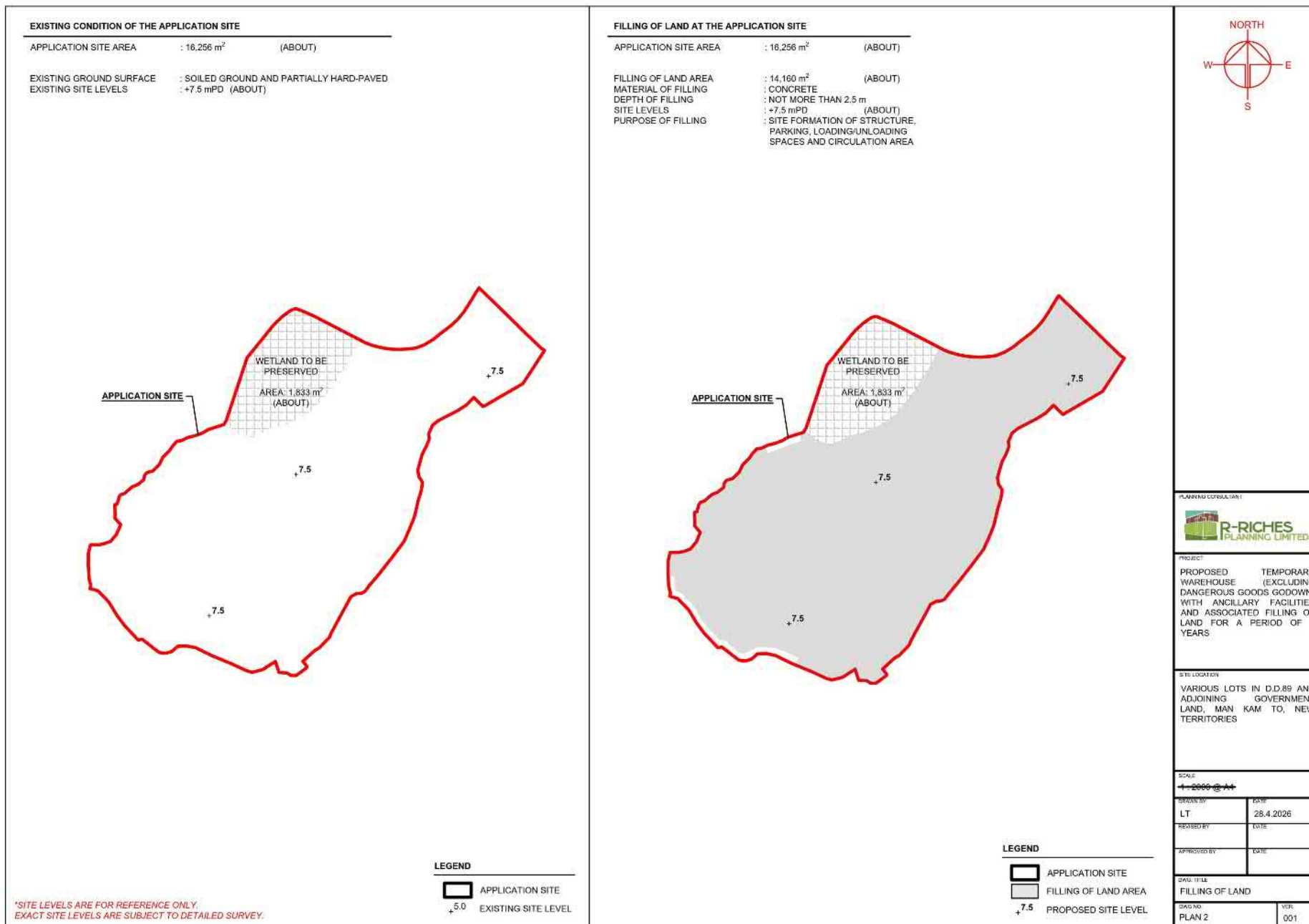
DRAWN BY	DATE
MN	13.4.2026
REVIEWED BY	DATE
APPROVED BY	DATE
DRAW TITLE	
LAYOUT PLAN	
DRAW NO.	VER.
PLAN 1	001

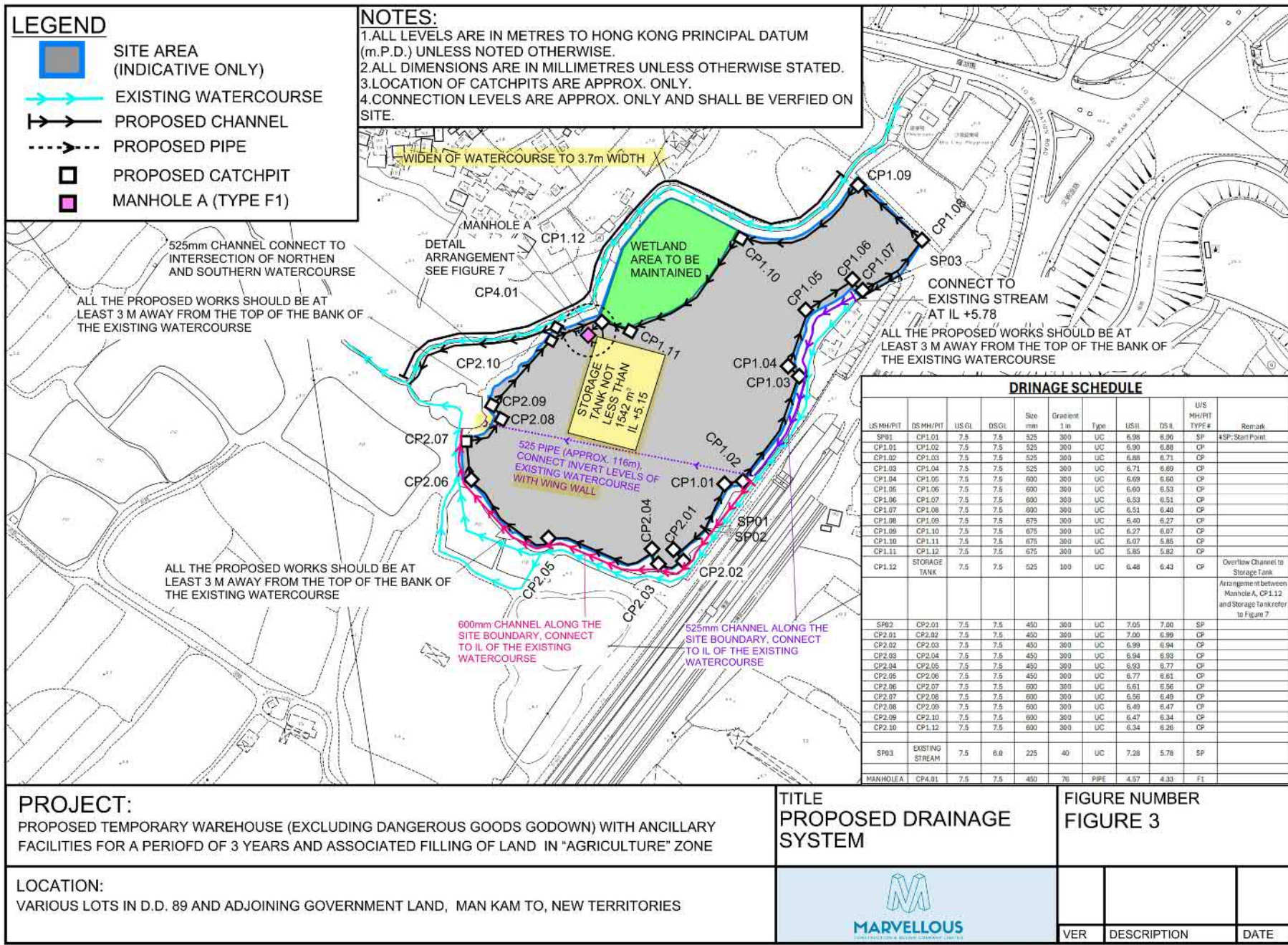
參考編號

REFERENCE No. A/NE-FTA/280

繪圖 DRAWING A-1

(來源: 申請人於2026年5月21日呈交的補充資料內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
SUPPLEMENTARY INFORMATION ON 21.5.2026)





1. PROVISION OF TEMPORARY STORAGE AREA WITH VOL. NOT LESS THAN 1095 m³ AT SITE LOW POINT.
2. PROVISION OF TEMPORARY CHANNEL AND/OR FLOW PATH AT LOCAL LOW POINT TO CONVEY RUNOFF TO TEMPORARY STORAGE AREA.
3. RUN OFF SHOULD BE TREATED TO PREVENT MUDDY WATER FROM BEING DISCHARGED INTO WATER COURSE.
4. IF TEMPORARY SLOPE SLOPING OUTWARD IS UNAVOIDABLE, SLOPE SURFACE TO BE COVERED WITH PLASTIC SHEET OR SHOTCRETE TO AVOID MUDDY RUNOFF.

1. CONSTRUCTION OF PROPOSED DRAINAGE SYSTEM AND SITE FORMATION WORKS.
2. FOLLOWED BY CONSTRUCTION OF PROPOSED WORKS, TEMPORARY DRAINAGE SYSTEM IN STAGE 1 TO BE MAINTAINED AND UPDATED TO SUIT WITH CONSTRUCTION WORKS.

1. AFTER COMPLETION OF PROPOSED DRAINAGE SYSTEM, SITE RUNOFF TO BE CONVEYED TO PROPOSED DRAINAGE SYSTEM.
2. TEMPORARY DRAINAGE SYSTEM TO BE REMOVED.

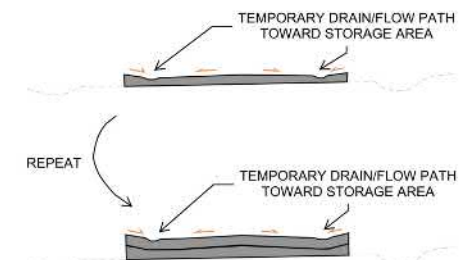
TREATMENT (LOCATION INDICATIVE)
TEMPORARY STORED RUNOFF TO BE TREATED BEFORE DISCHARGE, SO AS TO PREVENT MUDDY WATER TO DISCHARGE TO EXISTING WATERCOURSE

TEMPORARY STORAGE AREA, VOL.
NOT LESS THAN 1542 m³
(LOCATION INDICATIVE)

FLOW PATH TO BE MAINTAINED AND
UPDATED TO SUIT WITH SITE WORKS DURING
CONSTRUCTION TO CONVEY RUNOFF TO
TEMPORARY STORAGE AREA

TEMPORARY SITE LEVELS TO FALL
INWARD TO PREVENT RUNOFF FLOW
OUTSIDE THE SITE.

INDICATIVE SECTION



INDICATIVE SECTION FOR
TEMPORARY DRAINAGE SYSTEM

REPEAT UNTIL FINAL FORMATION LEVEL IS REACHED.
TEMPORARY DRAINAGE SYSTEM TO BE REMOVED AFTER
PROPOSED DRAINAGE SYSTEM IS COMPLETED.

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

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

TITLE
TEMPORARY DRAINAGE
SYSTEM

FIGURE NUMBER
FIGURE T-1



VER	DESCRIPTION	DATE
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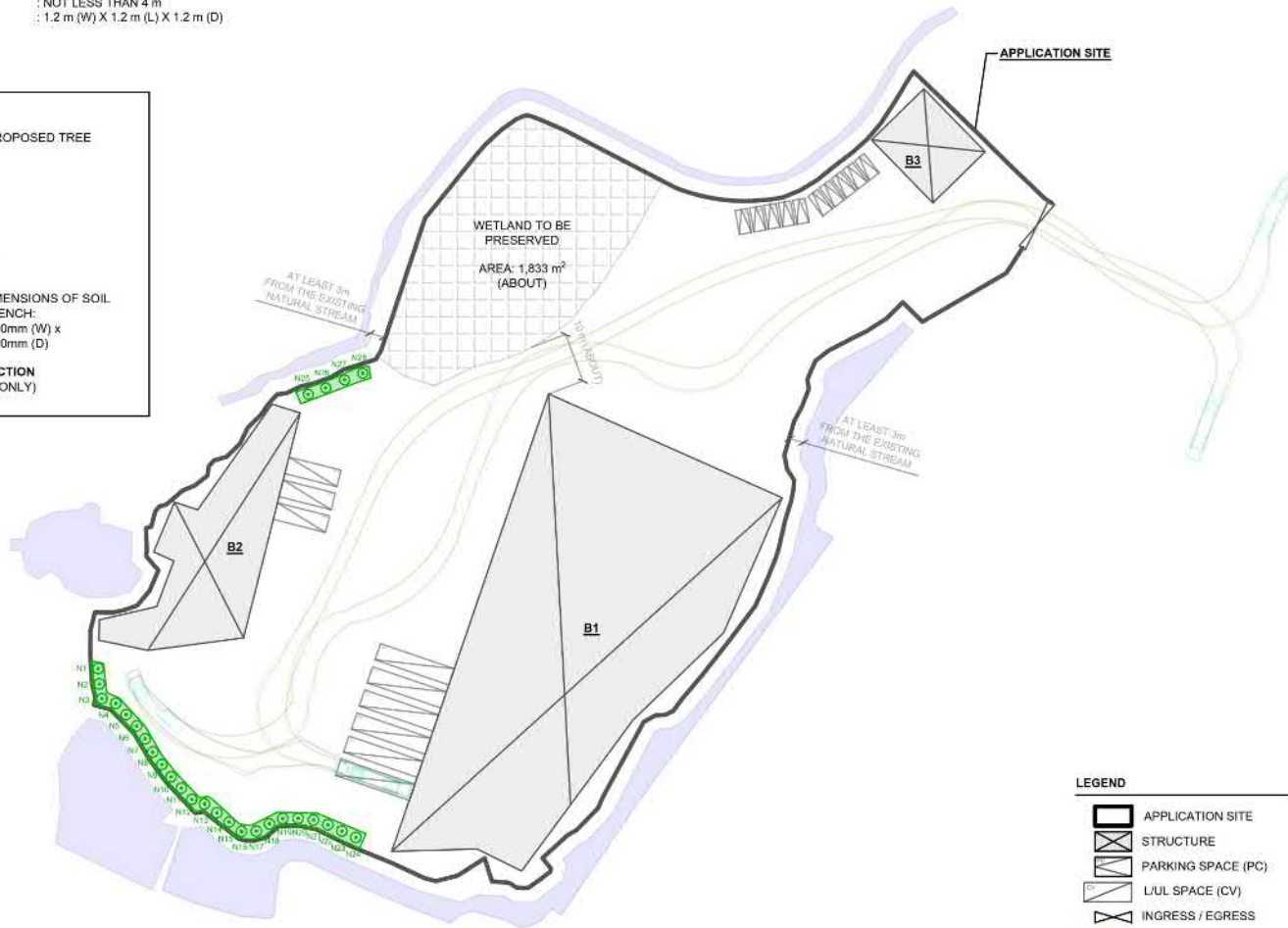
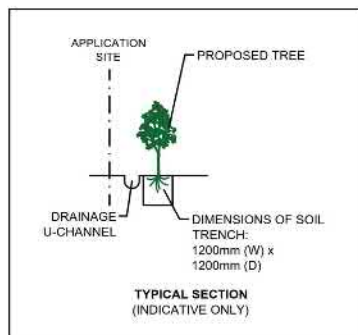
參考編號
REFERENCE No. A/NE-FTA/280

繪圖 DRAWING A-4

(來源:申請人於2026年5月15日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FORM ON 15.5.2026)

LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 16,256 m ² (ABOUT)
NO. OF EXISTING TREE	: 28 (T1, T3 TO T29)
SPECIES OF TREES	: 28 X VARIOUS SPECIES
NO. OF TREES WILL BE FELLED	: 28
NO. OF NEW TREES WILL BE PLANTED	: 28 (N1 TO N28)
SPECIES OF NEW TREES	: SENNA SURATTENSIS
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m
SPACING OF NEW TREES	: NOT LESS THAN 4 m
DIMENSION OF TREE PIT	: 1.2 m (W) X 1.2 m (L) X 1.2 m (D)

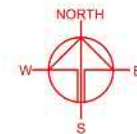


LEGEND

[Symbol]	APPLICATION SITE
[Symbol]	STRUCTURE
[Symbol]	PARKING SPACE (PC)
[Symbol]	LUL SPACE (CV)
[Symbol]	INGRESS / EGRESS
[Symbol]	CONTAINER VEHICLE (CV)
[Symbol]	SWEEP PATH OF VEHICLE
[Symbol]	PROPOSED NEW TREES
[Symbol]	PROPOSED CONTINUOUS SOIL TRENCH

NOTES:

- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



PLANNING CONSULTANT



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, MAN KAM TO, NEW
TERRITORIES

SCALE:

1:1200 @ A4

DRAWN BY

LT

DATE

15.04.2026

DESIGNED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LANDSCAPE PROPOSAL (2/2)

APPENDIX V

VER

001

參考編號

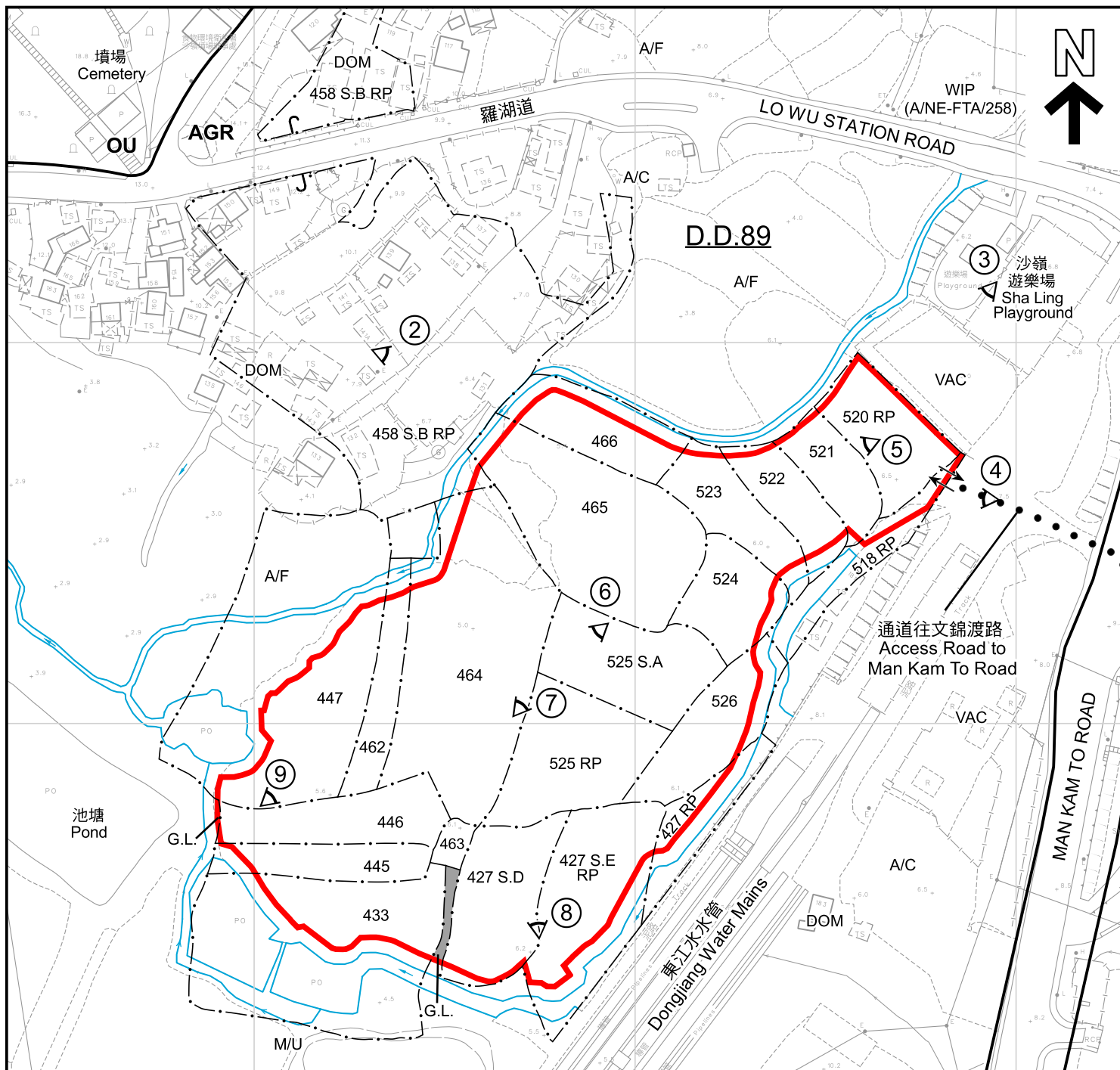
REFERENCE No.

A/NE-FTA/280

繪圖 DRAWING A-5

(來源: 申請人於2026年5月15日呈交的規劃申請表內的繪圖)

(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FORM ON 15.5.2026)



圖例 LEGEND

- | | | | |
|------|---|-----|----------------------------------|
| | 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY) | A/C | 常耕農地
ACTIVE AGRICULTURAL LAND |
| OU | 其他指定用途
OTHER SPECIFIED USES | A/F | 休耕農地
FALLOW AGRICULTURAL LAND |
| AGR | 農業
AGRICULTURE | DOM | 住用構築物
DOMESTIC STRUCTURES |
| G.L. | 政府土地
GOVERNMENT LAND | M/U | 荒地
UNUSED LAND |
| | 入口/出口
INGRESS / EGRESS | VAC | 空置
VACANT |
| | 實地照片的觀景點
VIEWING POINT OF SITE PHOTO | WIP | 施工中
WORKS IN PROGRESS |
| | | | 河道
STREAM COURSE |

註釋 Note :

2026年5月27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 27.5.2026

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)
文錦渡丈量約份第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, MAN KAM TO

SCALE 1:1 500 比例尺

米 25 0 25 50 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.

A/NE-FTA/280

圖 PLAN

A-2

本摘要圖於2026年9月17日擬備，
所根據的資料為測量圖編號
3-NW-21A及21C
EXTRACT PLAN PREPARED ON 17.9.2026
BASED ON SURVEY SHEETS No.
3-NW-21A & 21C



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8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 8.6.2026
BASED ON AERIAL PHOTO No. E240851C
TAKEN ON 7.11.2024 BY
LANDS DEPARTMENT

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)
文錦渡丈量約份第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, MAN KAM TO



規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-FTA/280

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9月17日擬備，
所根據的資料為攝於2026年9月11日
的實地照片
EXTRACT PLAN PREPARED ON 17.9.2026
BASED ON SITE PHOTO
TAKEN ON 11.9.2026

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)
文錦渡丈量約份第89約多個地段和毗連政府土地
PROPOSED TEMPORARY WAREHOUSE
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FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 89 AND
ADJOINING GOVERNMENT LAND, MAN KAM TO



規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-FTA/280

圖 PLAN
A-4a

2



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9月17日擬備，
所根據的資料為攝於2026年9月11日
的實地照片
EXTRACT PLAN PREPARED ON 17.9.2026
BASED ON SITE PHOTO
TAKEN ON 11.9.2026

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)
文錦渡丈量約份第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, MAN KAM TO



規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-FTA/280

圖 PLAN
A-4b

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9月17日擬備，
所根據的資料為攝於2026年9月11日
的實地照片
EXTRACT PLAN PREPARED ON 17.9.2026
BASED ON SITE PHOTO
TAKEN ON 11.9.2026

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)
文錦渡丈量約份第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, MAN KAM TO



規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-FTA/280

圖 PLAN
A-4c



實地照片 SITE PHOTO

本摘要圖於2026年6月15日擬備，
所根據的資料為攝於2026年5月27日
的實地照片
EXTRACT PLAN PREPARED ON 15.6.2026
BASED ON SITE PHOTOS
TAKEN ON 27.5.2026

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)
文錦渡丈量約份第89約多個地段和毗連政府土地
PROPOSED TEMPORARY WAREHOUSE
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FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 89 AND
ADJOINING GOVERNMENT LAND, MAN KAM TO



規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-FTA/280

圖 PLAN
A-4d



實地照片 SITE PHOTO

本摘要圖於2026年6月15日擬備，
所根據的資料為攝於2026年5月27日
的實地照片
EXTRACT PLAN PREPARED ON 15.6.2026
BASED ON SITE PHOTOS
TAKEN ON 27.5.2026

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)
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VARIOUS LOTS IN D.D. 89 AND
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規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-FTA/280

圖 PLAN
A-4e