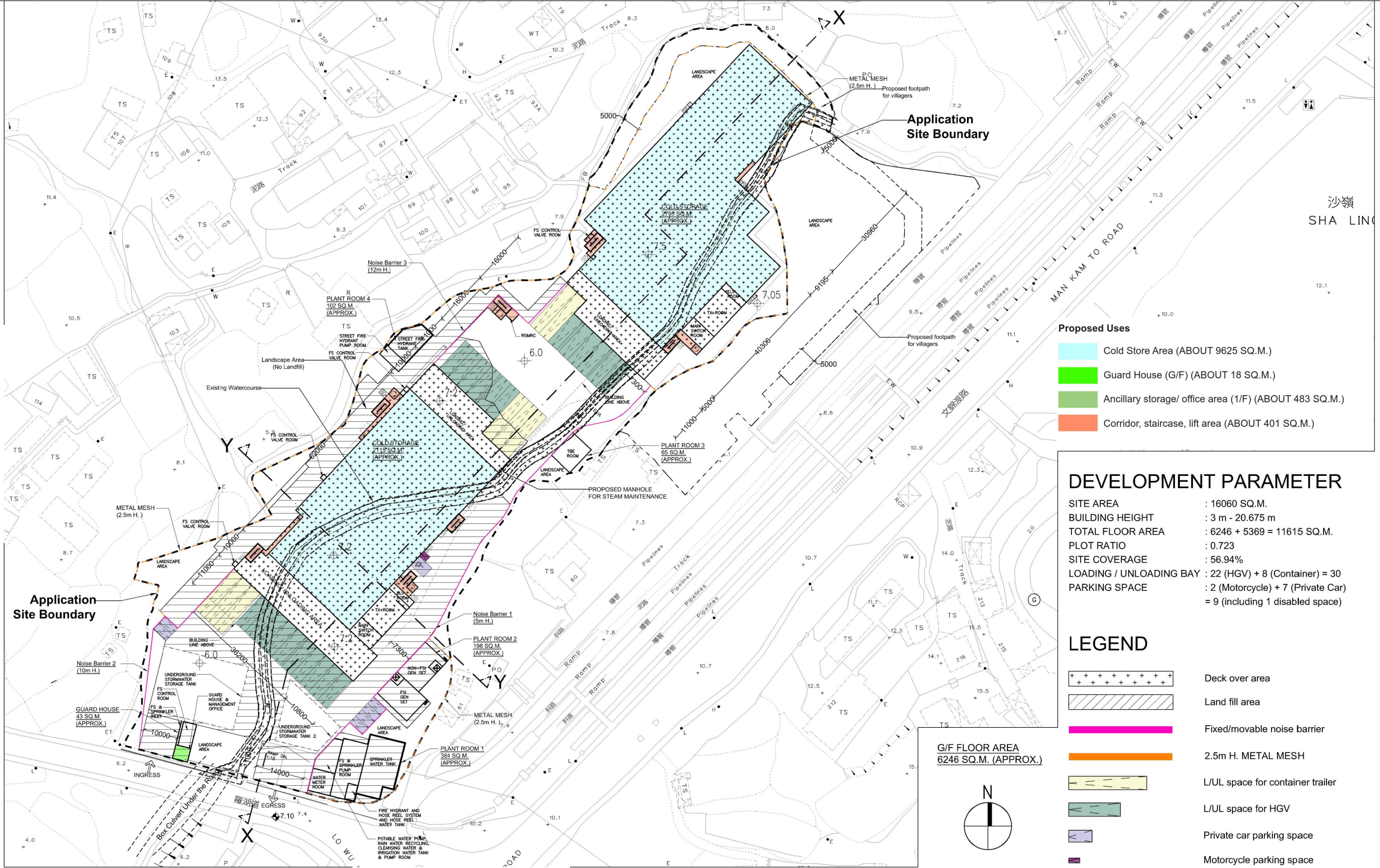




- Proposed Uses**
- Cold Store Area (ABOUT 9625 SQ.M.)
 - Guard House (G/F) (ABOUT 18 SQ.M.)
 - Ancillary storage/ office area (1/F) (ABOUT 483 SQ.M.)
 - Corridor, staircase, lift area (ABOUT 401 SQ.M.)

DEVELOPMENT PARAMETER

- SITE AREA : 16060 SQ.M.
BUILDING HEIGHT : 3 m - 20.675 m
TOTAL FLOOR AREA : 6246 + 5369 = 11615 SQ.M.
PLOT RATIO : 0.723
SITE COVERAGE : 56.94%
LOADING / UNLOADING BAY : 22 (HGV) + 8 (Container) = 30
PARKING SPACE : 2 (Motorcycle) + 7 (Private Car) = 9 (including 1 disabled space)

LEGEND

- Deck over area
- Land fill area
- Fixed/movable noise barrier
- 2.5m H. METAL MESH
- L/UL space for container trailer
- L/UL space for HGV
- Private car parking space
- Motorcycle parking space

Architect



MG DESIGN H.K. LTD.

This drawing is to be read in conjunction with all related drawings. Do not scale from this drawing. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy. This drawing is copyright and remains the property of MG.

Project

Section 16 Planning Application for Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Filling of Land for Site Formation Works at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

Designed By DY	Drawn By NC	Date Drawn 2023'11'01	Checked By DY
--------------------------	-----------------------	---------------------------------	-------------------------

Drawing Title
MASTER LAYOUT PLAN (GROUND FLOOR)

Project No. 21/HK/MKT01	Scale 1:1000 on A3	Drawing No. PL-001	Rev. M
-----------------------------------	------------------------------	------------------------------	------------------

參考編號
REFERENCE No.

A/NE-FTA/220

繪圖 **DRAWING A-1**

(來源 : 附件 1a)
(Source : Appendix 1a)



Architect



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Project

Section 16 Planning Application for Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Filling of Land for Site Formation Works at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

Designed By
DY

Drawn By
NC

Date Drawn
2022'8'16

Checked By
DY

Drawing Title
MASTER LAYOUT PLAN (1/F)

Project No.
21/HK/MKT01

Scale
1:1000 on A3

Drawing No.
PL-002

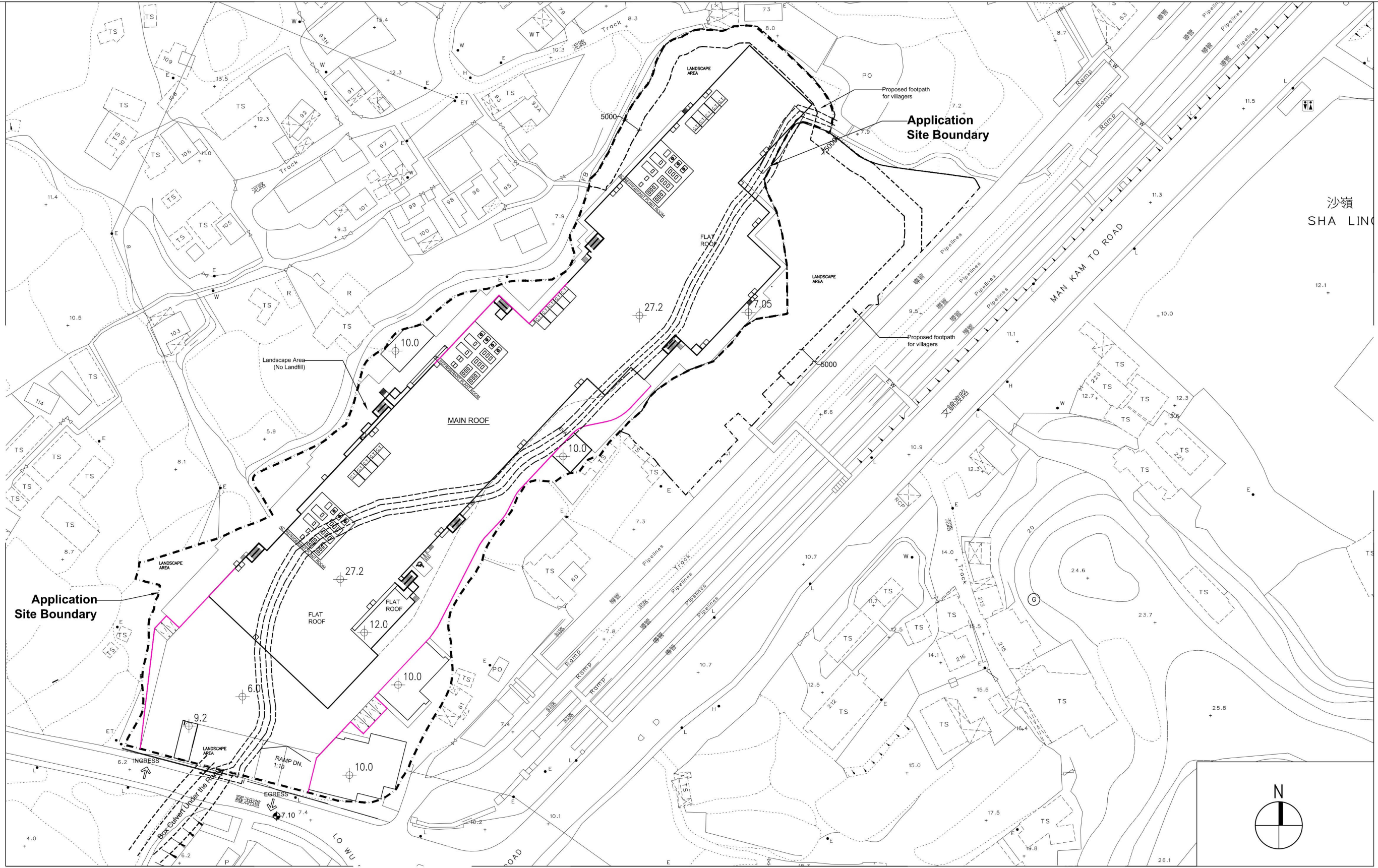
Rev.
F

參考編號
REFERENCE No.

A/NE-FTA/220

繪圖 **DRAWING A-2**

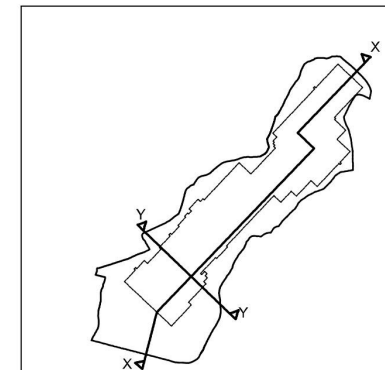
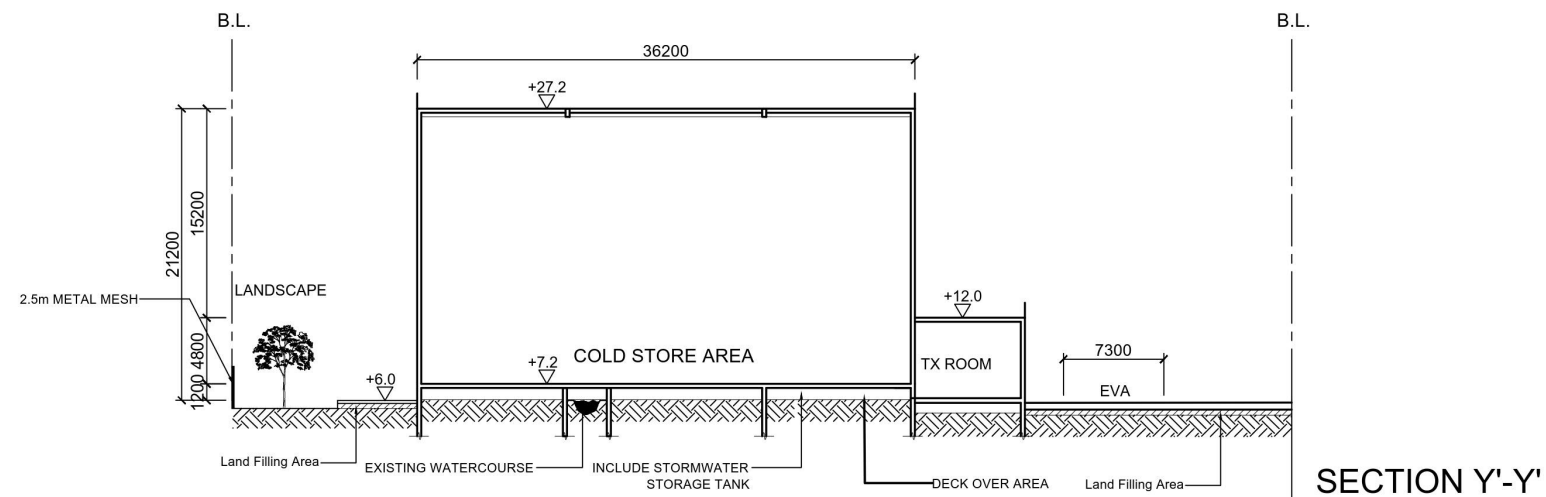
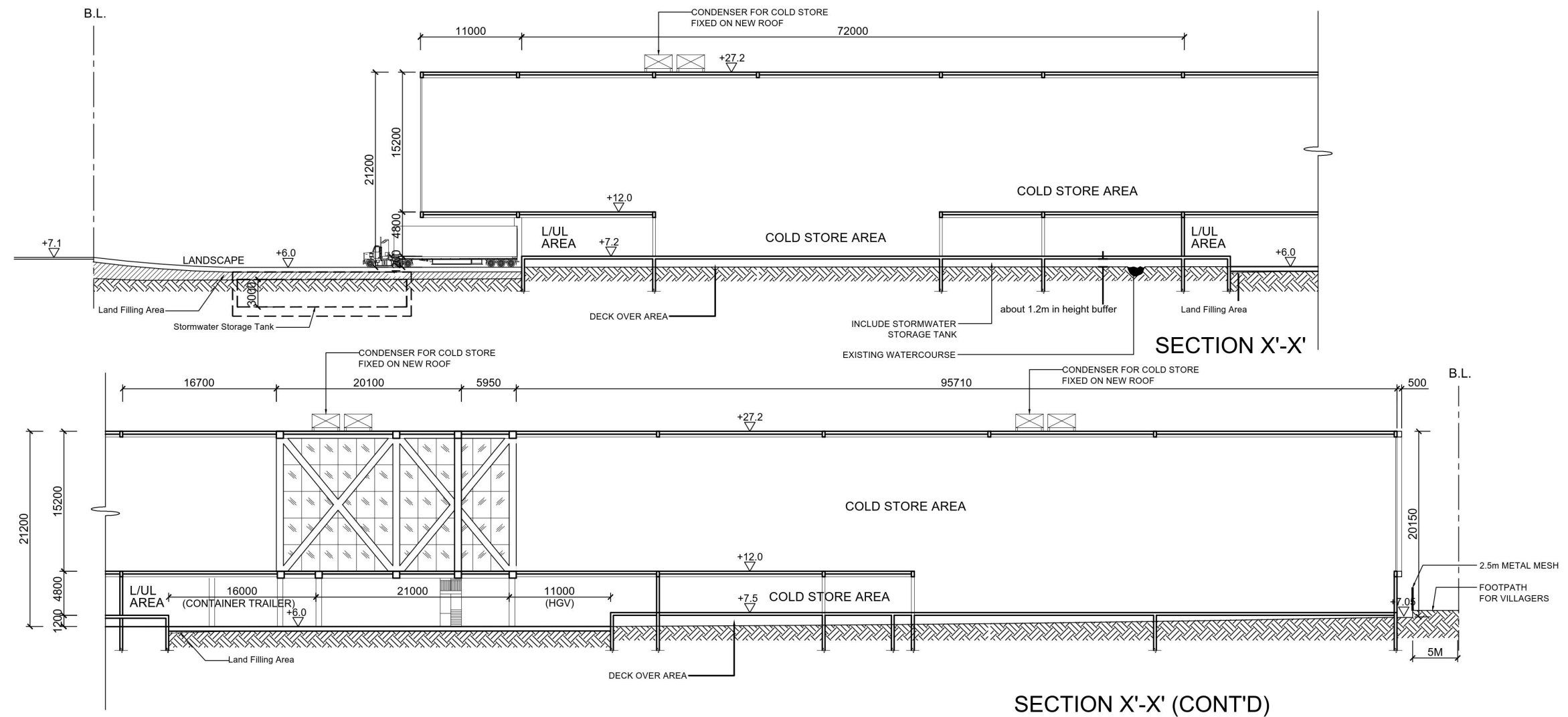
(來源 : 附件 1a)
(Source : Appendix 1a)



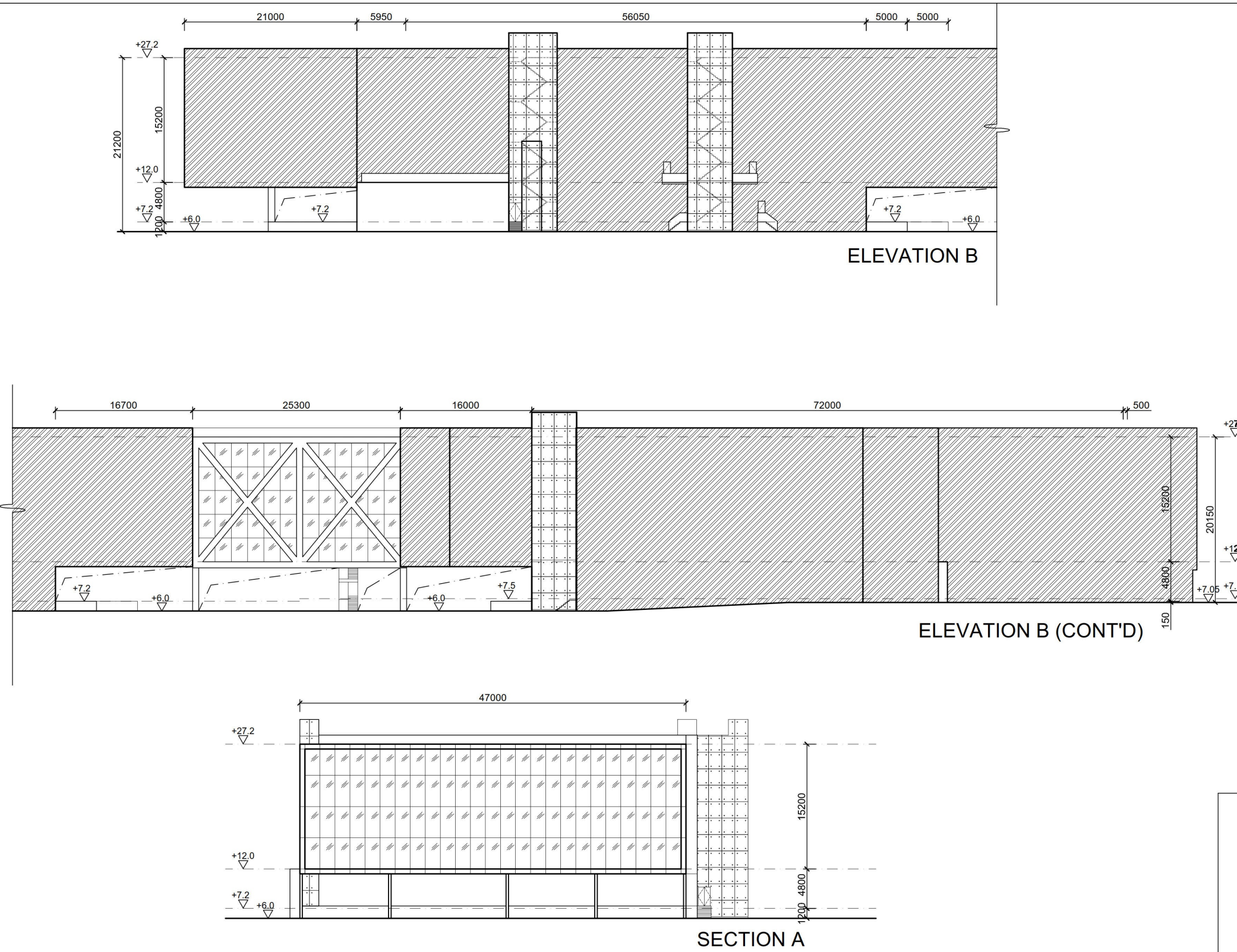
Architect		Project		Designed By	Drawn By	Date Drawn	Checked By
				DY	NC	2022'8'16	DY
MG DESIGN H.K. LTD. MG 國際設計香港有限公司 This drawing is to be read in conjunction with all related drawings. Do not scale from this drawing. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy. This drawing is copyright and remains the property of MG.		Section 16 Planning Application for Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Filling of Land for Site Formation Works at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories		Drawing Title			
				MASTER LAYOUT PLAN (R/F)			
				Project No.	Scale	Drawing No.	Rev.
				21/HK/MKT01	1:1000 on A3	PL-003	E

參考編號 REFERENCE No.	A/NE-FTA/220	繪圖 DRAWING A-3
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(來源 : 附件 1a)
(Source : Appendix 1a)

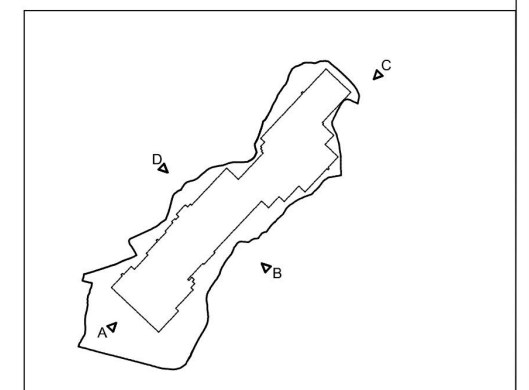
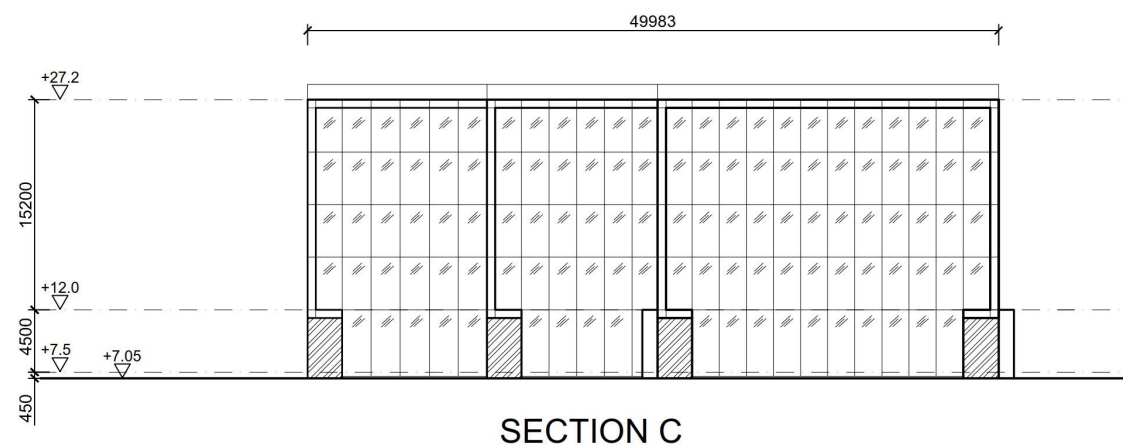
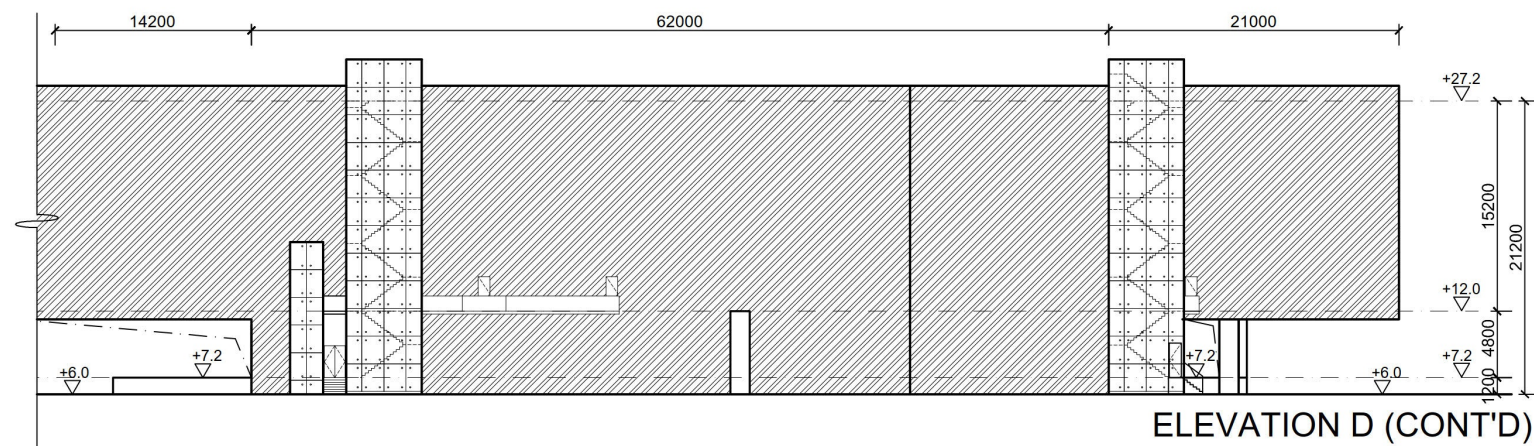
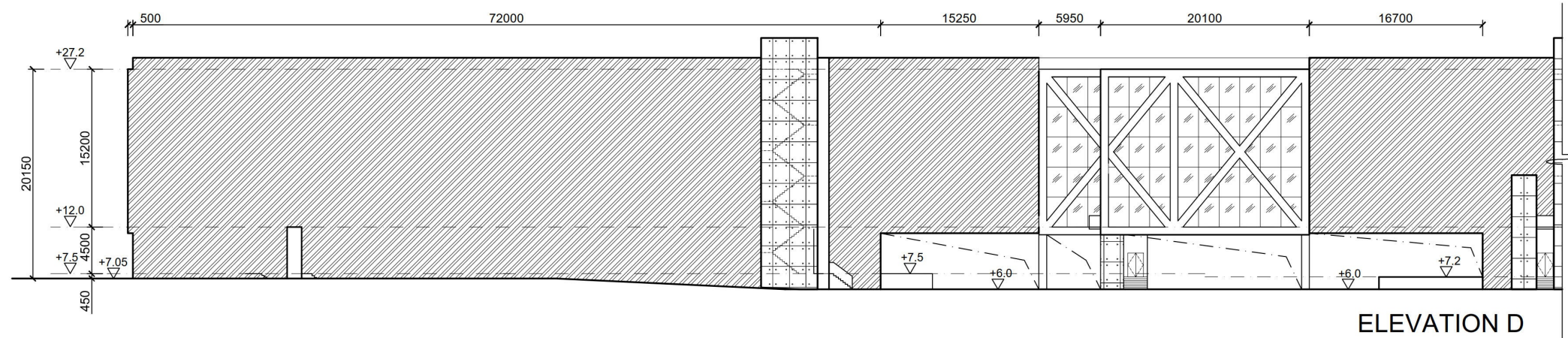


Architect	Project	Designed By DY	Drawn By NC	Date Drawn 2023'11'6	Checked By DY
 MG DESIGN H.K. LTD. Architecture Planning Interior MG 建築設計有限公司	Section 16 Planning Application for Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Filling of Land for Site Formation Works at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories	Drawing Title SECTION X'-X' & SECTION Y'-Y'			
This drawing is to be read in conjunction with all related drawings. Do not scale from this drawing. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy. This drawing is copyright and remains the property of MG.		Project No. 21/HK/MKT01	Scale 1:500 on A3	Drawing No. SC-001	Rev. G



Architect		Project	Designed By DY	Drawn By NC	Date Drawn 2022'8'16	Checked By DY
 MG DESIGN H.K. LTD. Architecture Planning Interior MG 建築師設計香港有限公司 MG DESIGN H.K. LTD. This drawing is to be read in conjunction with all related drawings. Do not scale from this drawing. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy. This drawing is copyright and remains the property of MG.		Section 16 Planning Application for Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Filling of Land for Site Formation Works at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories	Drawing Title ELEVATION A , ELEVATION B & ELEVATION C			
			Project No. 21/HK/MKT01	Scale 1:500 on A3	Drawing No. E-001	Rev. C

參考編號 REFERENCE No.	A/NE-FTA/220	繪圖 DRAWING A-5
(來源 : 附件 1a) (Source : Appendix 1a)		



Architect



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Project

Section 16 Planning Application for Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Filling of Land for Site Formation Works at Various Lots in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

Designed By
DY

Drawn By
NC

Date Drawn
2022'8'16

Checked By
DY

Drawing Title
ELEVATION A , ELEVATION B & ELEVATION C

Project No.
21/HK/MKT01

Scale
1:500 on A3

Drawing No.
E-002

Rev.
C

參考編號
REFERENCE No.

A/NE-FTA/220

繪圖 **DRAWING A-6**

(來源 : 附件 1a)
(Source : Appendix 1a)



PROJECT :
PROPOSED TEMPORARY COLD STORAGE
FOR POULTRY AND DISTRIBUTION CENTRE
FOR A PERIOD OF 3 YEARS AND
FILLING OF LAND FOR SITE FORMATION
WORKS AT VARIOUS LOTS IN D.D. 89
AND ADJOINING GOVERNMENT LAND,
MAN KAM TO ROAD, SHA LING,
NEW TERRITORIES

DRAWING TITLE :
LANDSCAPE MASTER PLAN - 1/F

PROJECT No. C1815

DRAWING No. LMP02

SCALE : 1:500(A3) 1:1000(A1)

DATE OF ISSUE : DEC 2021

CAD FILENAME : C1815-LMP02

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

NOTES :

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- COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
- ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
- READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes

LANDES LIMITED
景藝設計有限公司

PROJECT :
PROPOSED TEMPORARY COLD STORAGE
FOR POULTRY AND DISTRIBUTION CENTRE
FOR A PERIOD OF 3 YEARS AND
FILLING OF LAND FOR SITE FORMATION
WORKS AT VARIOUS LOTS IN D.D. 89
AND ADJOINING GOVERNMENT LAND,
MAN KAM TO ROAD, SHA LING,
NEW TERRITORIES

DRAWING TITLE :
LANDSCAPE SECTION

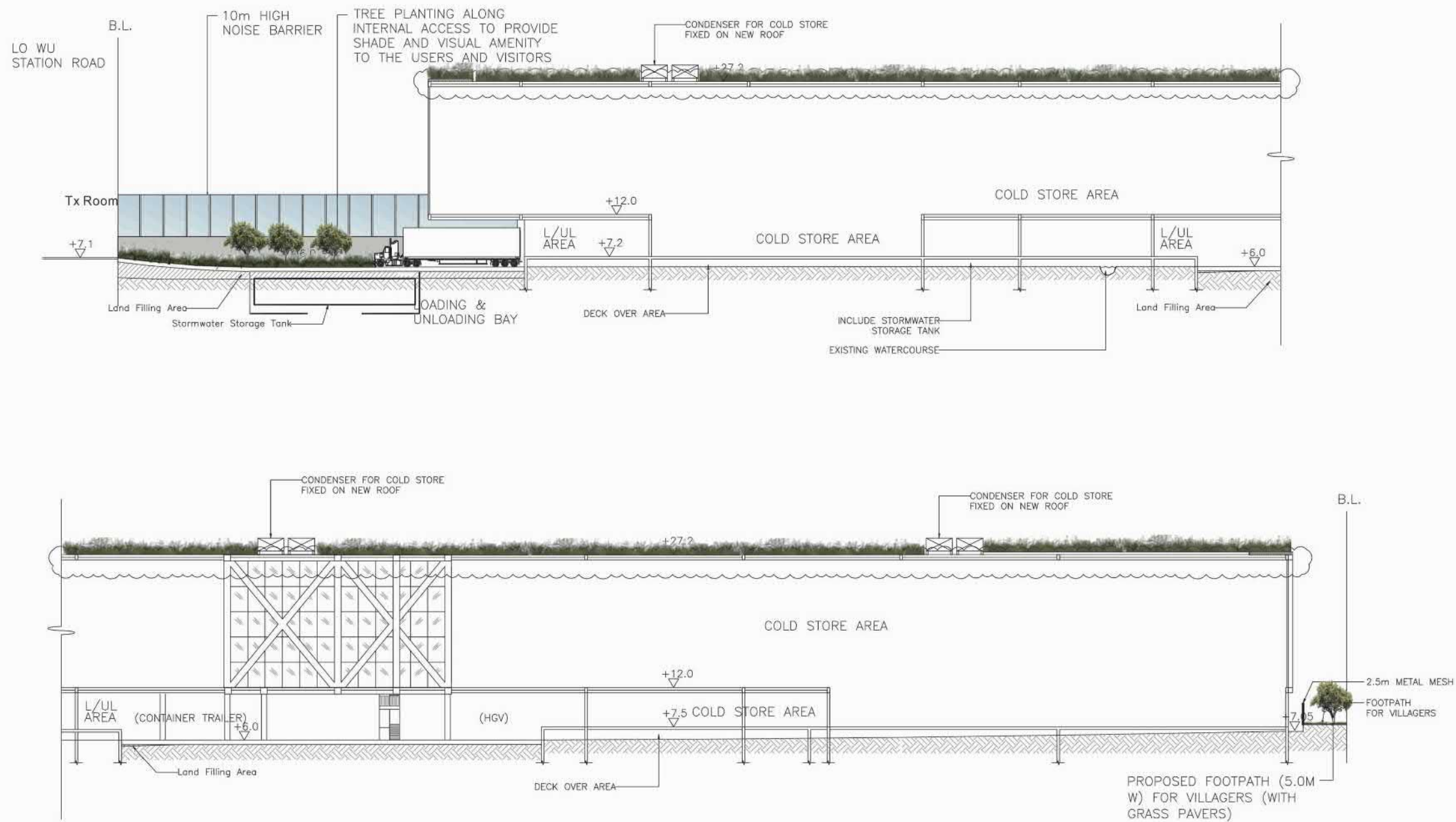
PROJECT No. C1815

DRAWING No. LD101

SCALE : 1:500(A3) 1:1000(A4)

DATE OF ISSUE : AUG 2022

CAD FILENAME : C1815-LD101



A GENERAL AMMENDMENT NOV 2023

REV DESCRIPTION DATE

DESIGN BY : TEL

DRAWN BY : CAD

CHECKED BY : TEL

APPROVED BY : TEL

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3. ALL DIMENSIONS ARE TO BE CHECKED
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4. READ THIS DWG. IN CONNECTION WITH GEN.
ARCH. PLANS, STRUCT. PLANS, AND OTHER
RELATED DWGS.

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LANDES LIMITED
景藝設計有限公司

參考編號
REFERENCE No.

A/NE-FTA/220

繪圖 DRAWING A-9

(來源 : 附件 1a)
(Source : Appendix 1a)



PROJECT :
PROPOSED TEMPORARY COLD STORAGE
FOR POULTRY AND DISTRIBUTION CENTRE
FOR A PERIOD OF 3 YEARS AND
FILLING OF LAND FOR SITE FORMATION
WORKS AT VARIOUS LOTS IN D.D. 89
AND ADJOINING GOVERNMENT LAND,
MAN KAM TO ROAD, SHA LING,
NEW TERRITORIES

DRAWING TITLE :
LANDSCAPE SECTION

PROJECT No. C1815

DRAWING No. LD102

SCALE : 1:500(A3) 1:1000(A4)

DATE OF ISSUE : AUG 2022

CAD FILENAME : C1815-LD102

REV	DESCRIPTION	DATE
A	GENERAL AMMENDMENT	NOV 2023

DESIGN BY : TEL

DRAWN BY : CAD

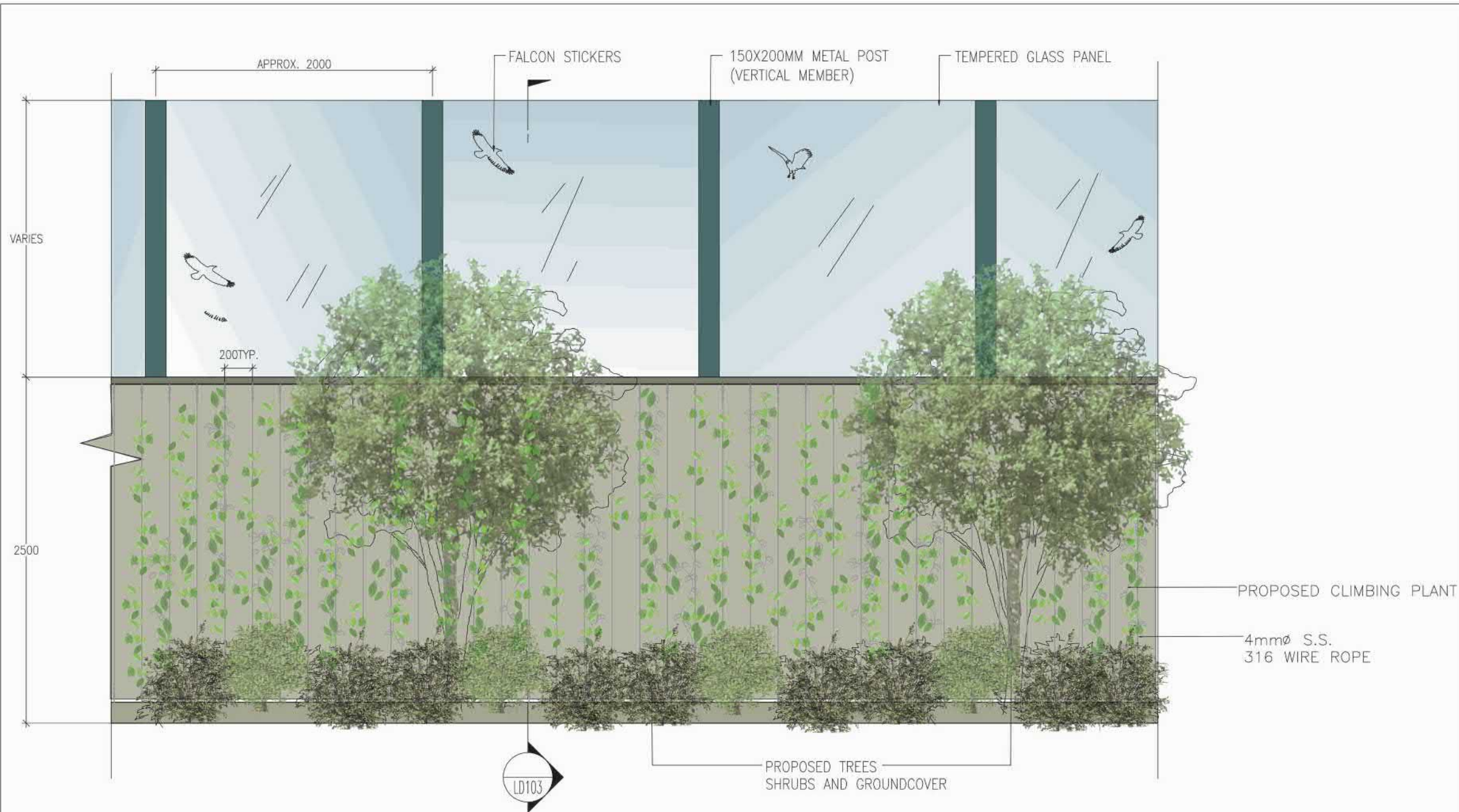
CHECKED BY : TEL

APPROVED BY : TEL

NOTES :
1. DO NOT SCALE DRAWING, FIGURED
DIMENSIONS ARE TO BE FOLLOWED.
2. COPYRIGHT OF THE DRAWING IS RETAINED
BY THE AUTHORIZED PERSON.
3. ALL DIMENSIONS ARE TO BE CHECKED
AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS DWG. IN CONNECTION WITH GEN.
ARCH. PLANS, STRUCT. PLANS, AND OTHER
RELATED DWGS.

LanDes

LANDES LIMITED
景藝設計有限公司



A TYPICAL ELEVATION OF VERTICAL GREEN WALL
SCALE 1:30

B REFERENCE IMAGES
OF WIRE ROPE N.T.S.



PROJECT :
PROPOSED TEMPORARY COLD STORAGE
FOR POULTRY AND DISTRIBUTION CENTRE
FOR A PERIOD OF 3 YEARS AND
FILLING OF LAND FOR SITE FORMATION
WORKS AT VARIOUS LOTS IN D.D. 89
AND ADJOINING GOVERNMENT LAND,
MAN KAM TO ROAD, SHA LING,
NEW TERRITORIES

DRAWING TITLE :
VERTICAL GREEN WALL DETAILS

PROJECT No. C1815

DRAWING No. LD104

SCALE : 1:20

DATE OF ISSUE : AUG 2022

CAD FILENAME : C1815-LD104

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

NOTES :

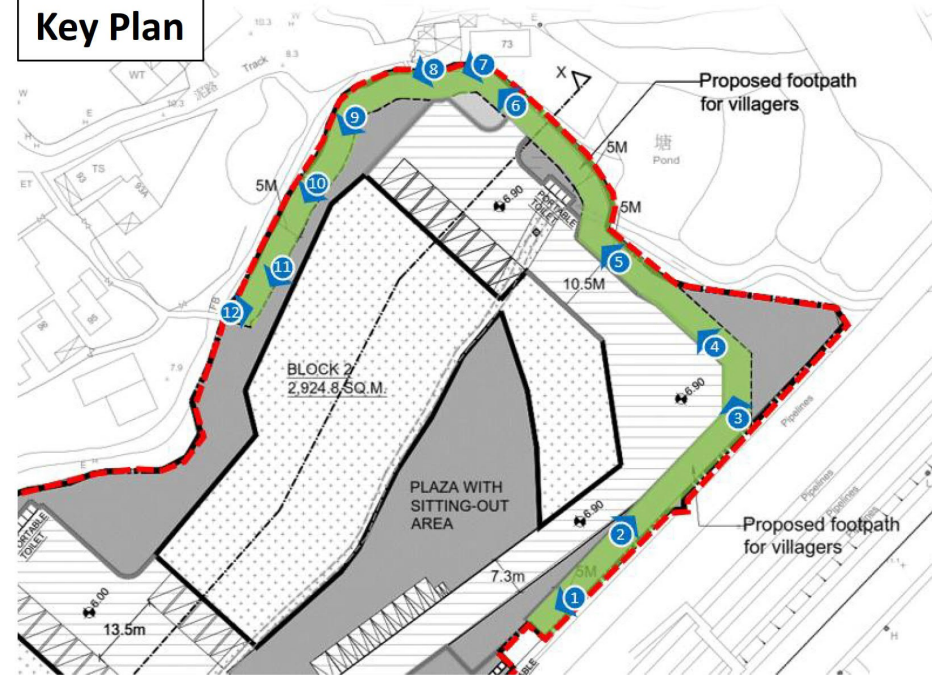
- DO NOT SCALE DRAWING, FIGURED DIMENSIONS ARE TO BE FOLLOWED.
- COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
- ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
- READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

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LANDES LIMITED
景藝設計有限公司



Key Plan



Project:

Section 16 Planning Application for Proposed Temporary Cold Storage for Poultry and Distribution Centre and Filling of Land for a Period of 3 Years at Lots 471 S.B RP (Part), 472, 473, 474, 475, 476, 482 RP, 483, 484, 486, 487 RP, 497 S.A RP, 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 (A/NE-FTA/201)

Title:

Reprovision of a footpath on the site (Photographic Records)

Illustration:

2

Scale:
N/A

Date:
Sep 2023



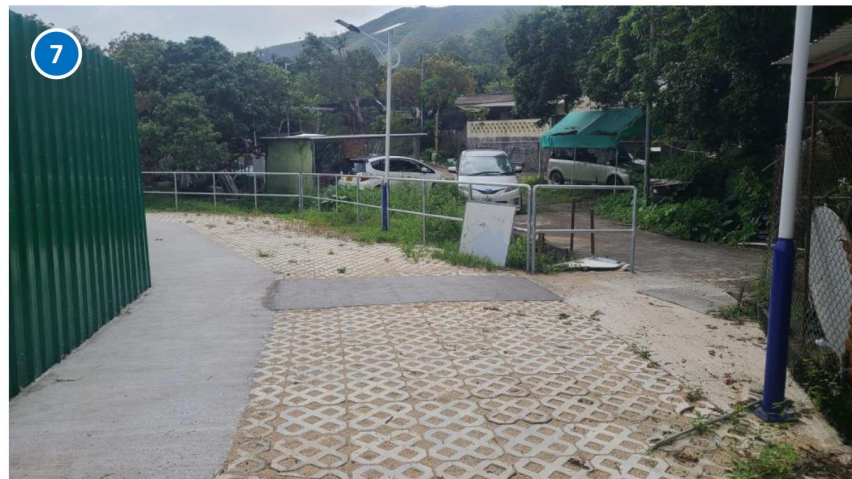
Ref.: ADCL/PLG-10229/AC(e)-1002

參考編號
REFERENCE No.

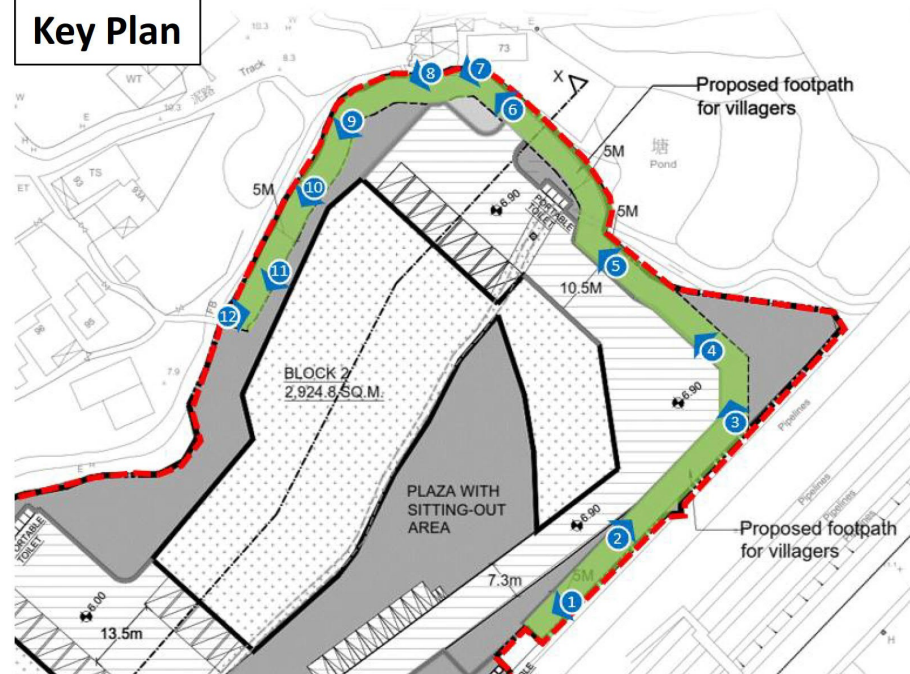
A/NE-FTA/220

繪圖 DRAWING A-12

(來源 : 附件 1a)
(Source : Appendix 1a)



Key Plan



Project:

Section 16 Planning Application for Proposed Temporary Cold Storage for Poultry and Distribution Centre and Filling of Land for a Period of 3 Years at Lots 471 S.B RP (Part), 472, 473, 474, 475, 476, 482 RP, 483, 484, 486, 487 RP, 497 S.A RP, 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 (A/NE-FTA/201)

Title:

Reprovision of a footpath on the site (Photographic Records)

Illustration:

3

Scale:

N/A

Sep 2023



Ref.: ADCL/PLG-10229/AC(e)-1003

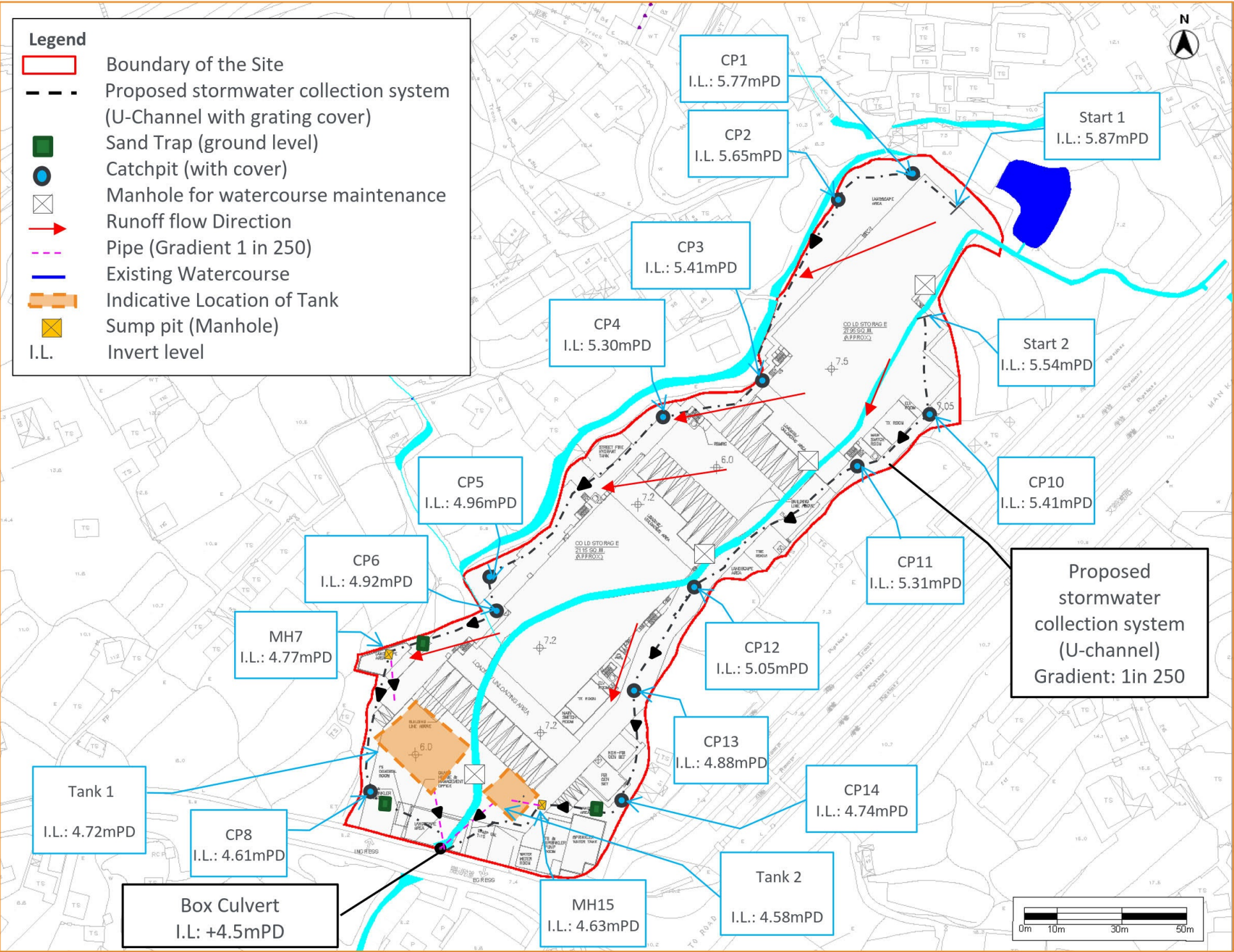
參考編號
REFERENCE No.

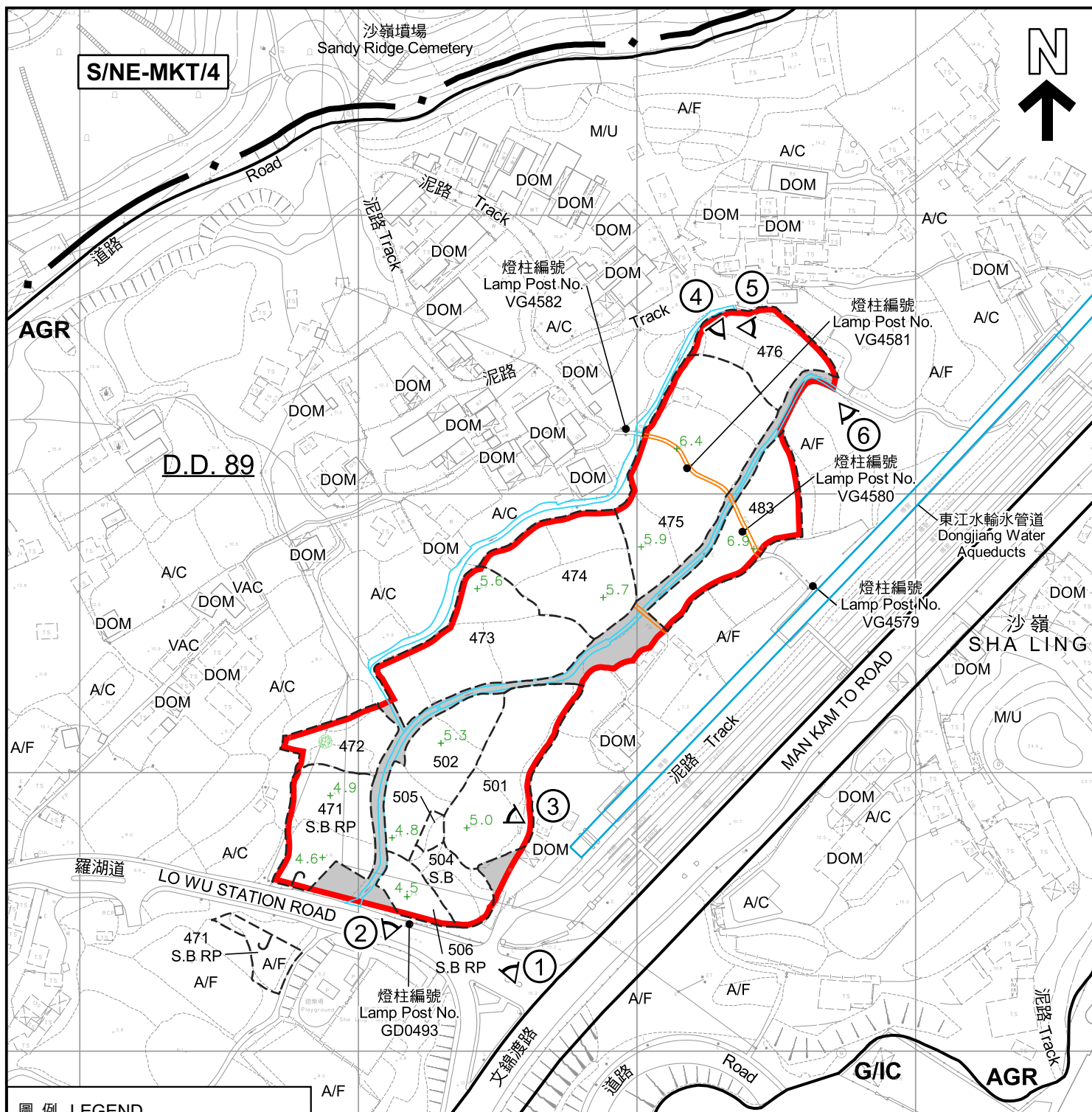
A/NE-FTA/220

繪圖 DRAWING A-13

(來源 : 附件 1a)
(Source : Appendix 1a)

Figure 3-2: Indicative Proposed Drainage Layout





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
CULTIVATED AGRICULTURAL LAND | | 土沉香樹苗
AQUILARIA SINENSIS IN SAPLING SIZE |
| | 政府土地
GOVERNMENT LAND | A/F | 休耕農地
FALLOW AGRICULTURAL LAND | | 水道
WATERCOURSE |
| AGR | 農業
AGRICULTURE | DOM | 住用構築物
DOMESTIC STRUCTURE | | 行人徑
FOOTPATH |
| G/IC | 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY | M/U | 荒地
UNUSED LAND | | |
| | 實地照片的觀景點
VIEWING POINT OF SITE PHOTO | VAC | 空置
VACANT | | |
| | | + 5.7 | 地盤平整 (在水平基準上若干米)
SITE FORMATION (IN mPD) | | |

註釋 Notes:

- (1) 2022年11月15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 15.11.2022

本摘要圖於2023年11月8日擬備，
所根據的資料為測量圖編號

3-NW-21A及21B
EXTRACT PLAN PREPARED ON 8.11.2023
BASED ON SURVEY SHEETS No.
3-NW-21A & 21B

平面圖 SITE PLAN

擬議臨時家禽冷藏庫及分銷中心(為期3年)及填土以作土地平整工程
新界沙嶺文錦渡路丈量約份第89約地段第471號B分段餘段(部分)、第472號、
第473號、第474號、第475號、第476號、第483號、第501號、第502號、
第504號B分段、第505號及第506號B分段餘段和毗連政府土地
PROPOSED TEMPORARY COLD STORAGE FOR POULTRY AND DISTRIBUTION CENTRE
FOR A PERIOD OF 3 YEARS AND FILLING OF LAND FOR SITE FORMATION WORKS
LOTS 471 S.B RP (PART), 472, 473, 474, 475, 476, 483,
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, N.T.

SCALE 1:2 000 比例尺

米 40 0 40 80 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-FTA/220

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2023年11月2日擬備，
所根據的資料為地政總署於2022年1月19日
拍得的航攝照片編號E146879C_R
EXTRACT PLAN PREPARED ON 2.11.2023
BASED ON AERIAL PHOTO No. E146879C_R
TAKEN ON 19.1.2022 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議臨時家禽冷藏庫及分銷中心(為期3年)及填土以作土地平整工程
新界沙嶺文錦渡路丈量約份第89約地段第471號B分段餘段(部分)、第472號、
第473號、第474號、第475號、第476號、第483號、第501號、第502號、
第504號B分段、第505號及第506號B分段餘段和毗連政府土地
PROPOSED TEMPORARY COLD STORAGE FOR POULTRY AND DISTRIBUTION CENTRE
FOR A PERIOD OF 3 YEARS AND FILLING OF LAND FOR SITE FORMATION WORKS
LOTS 471 S.B RP (PART), 472, 473, 474, 475, 476, 483,
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, N.T.

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-FTA/220

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

本圖於2023年10月27日擬備，
所根據的資料為攝於2023年6月26日
的實地照片
PLAN PREPARED ON 27.10.2023
BASED ON SITE PHOTO TAKEN ON
26.6.2023

擬議臨時家禽冷藏庫及分銷中心(為期3年)及填土以作土地平整工程
新界沙嶺文錦渡路丈量約份第89約地段第471號B分段餘段(部分)、第472號、
第473號、第474號、第475號、第476號、第483號、第501號、第502號、
第504號B分段、第505號及第506號B分段餘段和毗連政府土地
PROPOSED TEMPORARY COLD STORAGE FOR POULTRY AND DISTRIBUTION CENTRE
FOR A PERIOD OF 3 YEARS AND FILLING OF LAND FOR SITE FORMATION WORKS
LOTS 471 S.B RP (PART), 472, 473, 474, 475, 476, 483,
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, N.T.

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-FTA/220

圖 PLAN
A-4a



攝於2023年6月26日的實地照片
SITE PHOTO TAKEN ON 26.6.2023



攝於2022年11月17日的實地照片
SITE PHOTO TAKEN ON 17.11.2022



攝於2023年10月5日的實地照片
SITE PHOTO TAKEN ON 5.10.2023

實地照片 SITE PHOTOS

擬議臨時家禽冷藏庫及分銷中心(為期3年)及填土以作土地平整工程
新界沙嶺文錦渡路丈量約份第89約地段第471號B分段餘段(部分)、第472號、
第473號、第474號、第475號、第476號、第483號、第501號、第502號、
第504號B分段、第505號及第506號B分段餘段和毗連政府土地
PROPOSED TEMPORARY COLD STORAGE FOR POULTRY AND DISTRIBUTION CENTRE
FOR A PERIOD OF 3 YEARS AND FILLING OF LAND FOR SITE FORMATION WORKS
LOTS 471 S.B RP (PART), 472, 473, 474, 475, 476, 483,
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, N.T.

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-FTA/220

圖 PLAN
A-4b

本圖於2023年11月8日擬備，
所根據的資料為攝於2022年11月17日、
2023年6月26日及10月5日
的實地照片
PLAN PREPARED ON 8.11.2023
BASED ON SITE PHOTOS TAKEN ON
17.11.2022, 26.6.2023 & 5.10.2023



實地照片 SITE PHOTOS

本圖於2023年10月27日擬備，
所根據的資料為攝於2023年10月5日
的實地照片
PLAN PREPARED ON 27.10.2023
BASED ON SITE PHOTOS TAKEN ON
5.10.2023

擬議臨時家禽冷藏庫及分銷中心(為期3年)及填土以作土地平整工程
新界沙嶺文錦渡路丈量約份第89約地段第471號B分段餘段(部分)、第472號、
第473號、第474號、第475號、第476號、第483號、第501號、第502號、
第504號B分段、第505號及第506號B分段餘段和毗連政府土地
PROPOSED TEMPORARY COLD STORAGE FOR POULTRY AND DISTRIBUTION CENTRE
FOR A PERIOD OF 3 YEARS AND FILLING OF LAND FOR SITE FORMATION WORKS
LOTS 471 S.B RP (PART), 472, 473, 474, 475, 476, 483,
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, N.T.

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-FTA/220

圖 PLAN
A-4c