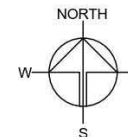


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 16,256 m ²	(ABOUT)
COVERED AREA	: 7,369 m ²	(ABOUT)
UNCOVERED AREA	: 8,887 m ²	(ABOUT)
PLOT RATIO	: 0.91	(ABOUT)
SITE COVERAGE	: 45 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 14,738 m ²	(ABOUT)
TOTAL GFA	: 14,738 m ²	(ABOUT)
BUILDING HEIGHT	: 16.5 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.), OFFICE AND WASHROOM	5,950 m ² (ABOUT)	11,900 m ² (ABOUT)	16.5 m (ABOUT)(2-STOREY)
B2	WAREHOUSE (EXCL. D.G.G.), OFFICE AND WASHROOM	1,419 m ² (ABOUT)	2,838 m ² (ABOUT)	16.5 m (ABOUT)(2-STOREY)
TOTAL		7,369 m ² (ABOUT)	14,738 m ² (ABOUT)	



PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

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

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/UL SPACE (MGV)
	L/UL SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1:1500 @ A4

DRAWN BY: MN DATE: 17.5.2024

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE: LAYOUT PLAN

DWG NO.: PLAN 9 VER: 001

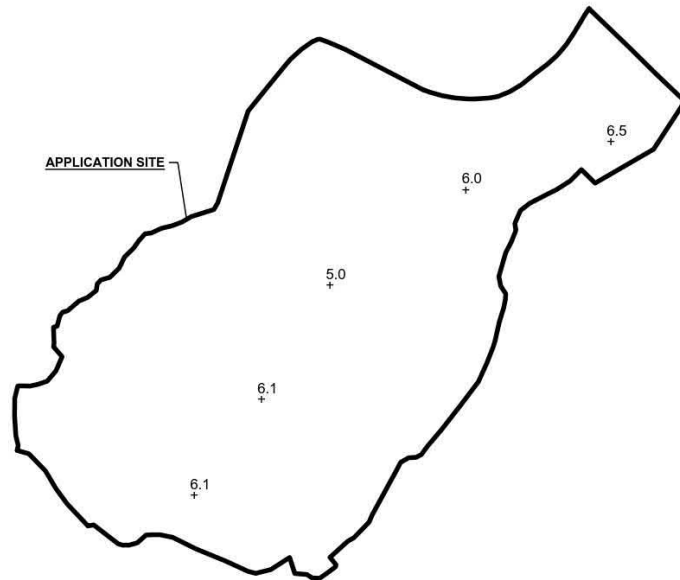
參考編號
REFERENCE No. A/NE-FTA/247

繪圖 DRAWING A-1

(來源: 申請人於2024年6月18日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED APPLICATION FORM ON 18.6.2024)

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 16,256 m² (ABOUT)
 EXISTING SITE LEVELS : +5.0 mPD - 6.5 mPD (ABOUT)



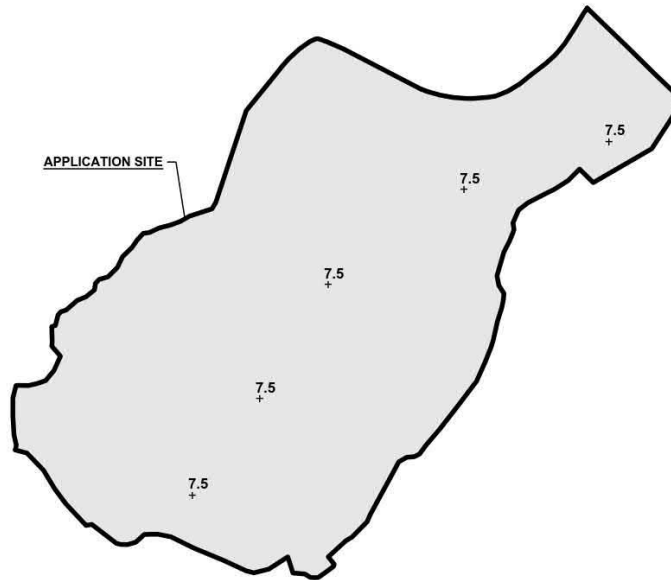
LEGEND

APPLICATION SITE
 +5.0 EXISTING SITE LEVEL

*SITE LEVELS ARE FOR REFERENCE ONLY.
 EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

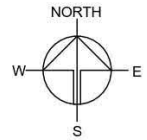
PROPOSED FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA : 16,256 m² (ABOUT)
 MATERIAL OF FILLING : CONCRETE
 PROPOSED DEPTH OF FILLING : NOT MORE THAN 2.5 m
 PROPOSED SITE LEVELS : +7.5 mPD (ABOUT)
 PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE,
 PARKING, LOADING/UNLOADING
 SPACES AND CIRCULATION AREA



LEGEND

APPLICATION SITE
 FILLING OF LAND AREA
 +7.5 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1:2000 @ A4

DRAWN BY MN DATE 17.5.2024

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE
 FILLING OF LAND







DWG NO. PLAN 10 VER. 001

參考編號
 REFERENCE No. A/NE-FTA/247

繪圖 DRAWING A-2

(來源:申請人於2024年6月18日呈交的規劃申請表內的繪圖)
 (SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED APPLICATION FORM ON 18.6.2024)

LEGEND

-  SITE AREA
(INDICATIVE ONLY)
-  EXISTING WATERCOURSE
-  PROPOSED CHANNEL
-  PROPOSED PIPE
-  PROPOSED CATCHPIT
-  MANHOLE A (TYPE F1)

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.

MANHOLE/PIT SCHEDULE

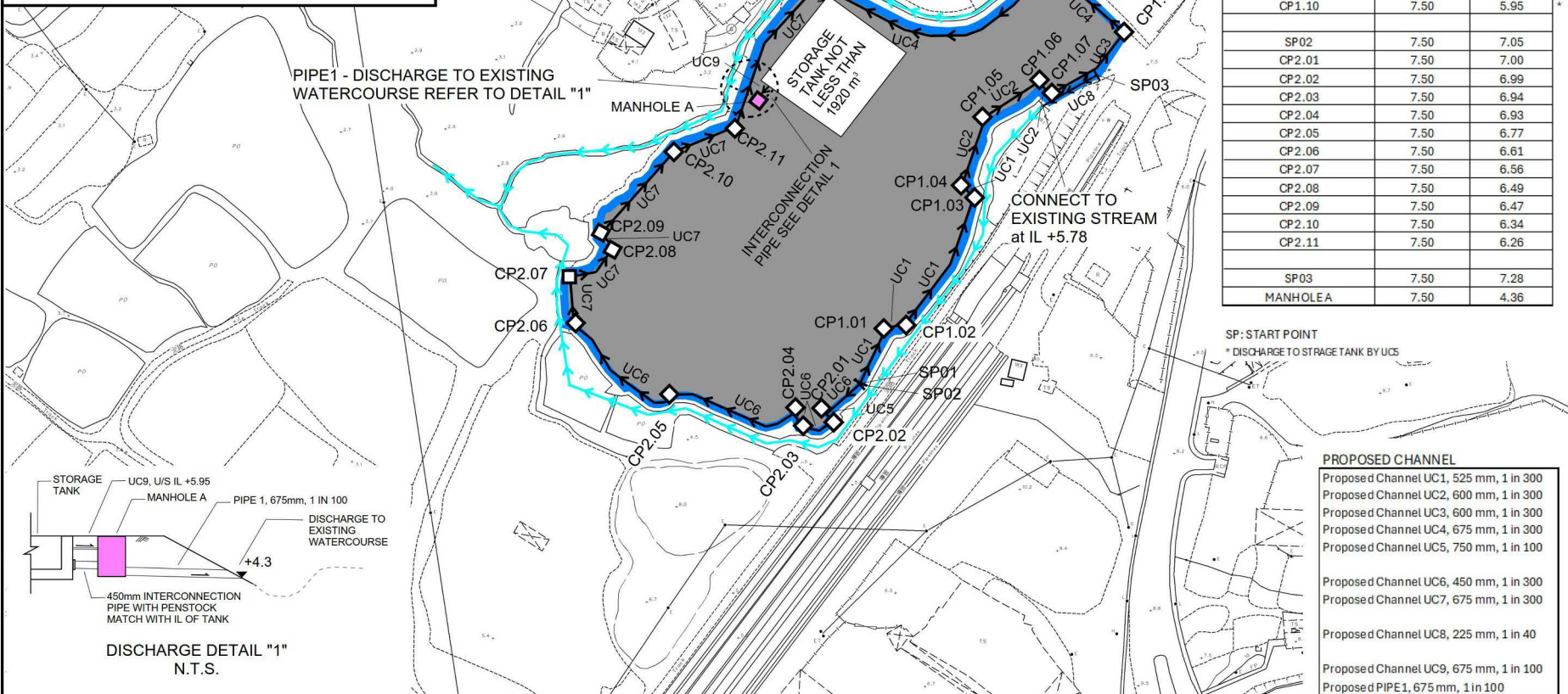
PIT#	GROUND LEVEL (mPD)	INVERT LEVEL (mPD)
SP01	7.50	6.98
CP1.01	7.50	6.90
CP1.02	7.50	6.88
CP1.03	7.50	6.71
CP1.04	7.50	6.69
CP1.05	7.50	6.60
CP1.06	7.50	6.53
CP1.07	7.50	6.51
CP1.08	7.50	6.40
CP1.09	7.50	6.27
CP1.10	7.50	5.95
SP02	7.50	7.05
CP2.01	7.50	7.00
CP2.02	7.50	6.99
CP2.03	7.50	6.94
CP2.04	7.50	6.93
CP2.05	7.50	6.77
CP2.06	7.50	6.61
CP2.07	7.50	6.56
CP2.08	7.50	6.49
CP2.09	7.50	6.47
CP2.10	7.50	6.34
CP2.11	7.50	6.26
SP03	7.50	7.28
MANHOLE A	7.50	4.36

SP: START POINT

* DISCHARGE TO STORAGE TANK BY UCS

PROPOSED CHANNEL

- Proposed Channel UC1, 525 mm, 1 in 300
- Proposed Channel UC2, 600 mm, 1 in 300
- Proposed Channel UC3, 600 mm, 1 in 300
- Proposed Channel UC4, 675 mm, 1 in 300
- Proposed Channel UC5, 750 mm, 1 in 100
- Proposed Channel UC6, 450 mm, 1 in 300
- Proposed Channel UC7, 675 mm, 1 in 300
- Proposed Channel UC8, 225 mm, 1 in 40
- Proposed Channel UC9, 675 mm, 1 in 100
- Proposed PIPE1, 675 mm, 1 in 100



PROJECT:

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

TITLE

PROPOSED DRAINAGE SYSTEM

FIGURE NUMBER

FIGURE 3

LOCATION:

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



VER

DESCRIPTION

DATE

參考編號

REFERENCE No.

A/NE-FTA/247

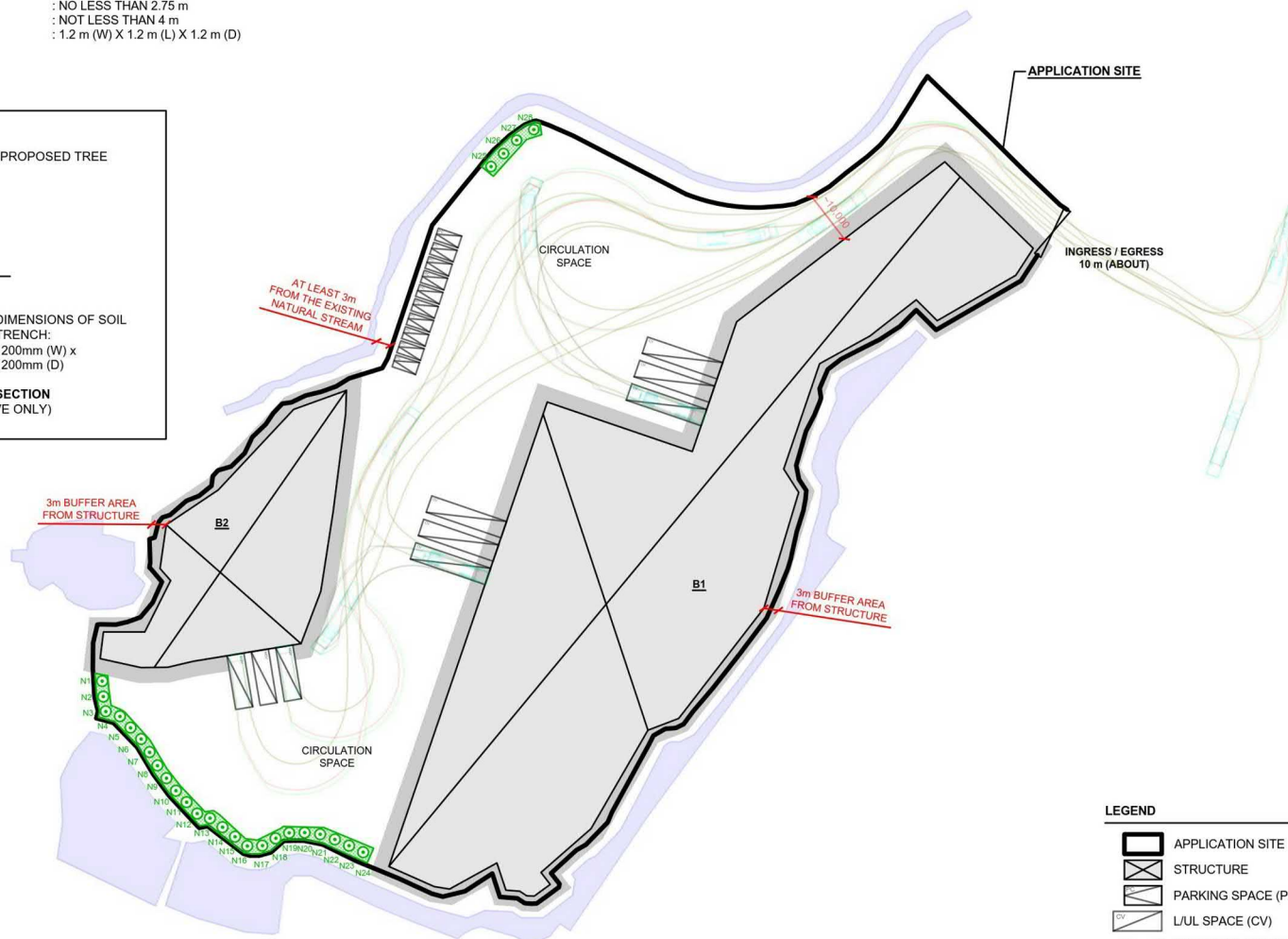
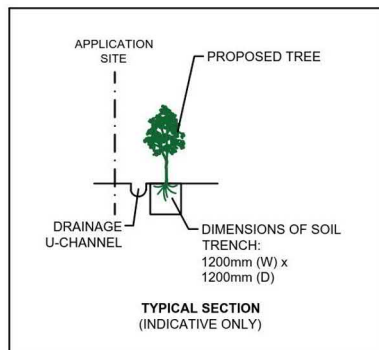
繪圖 DRAWING A-3

(來源: 申請人於2024年9月23日呈交的進一步資料內的繪圖)

(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 23.9.2024)

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 PITS	: 1.2 m (W) X 1.2 m (L) X 1.2 m (D)



LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LUL SPACE (CV)
	INGRESS / EGRESS
	CONTAINER VEHICLE (CV)
	SWEPT PATH OF VEHICLE
	PROPOSED NEW TREES
	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 WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

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

SCALE

1:1000 @ A1

DRAWN BY

LT

DATE

7.10.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LANDSCAPE PROPOSAL (2/2)

DWG. NO.

ANNEX II

VER.

001

參考編號

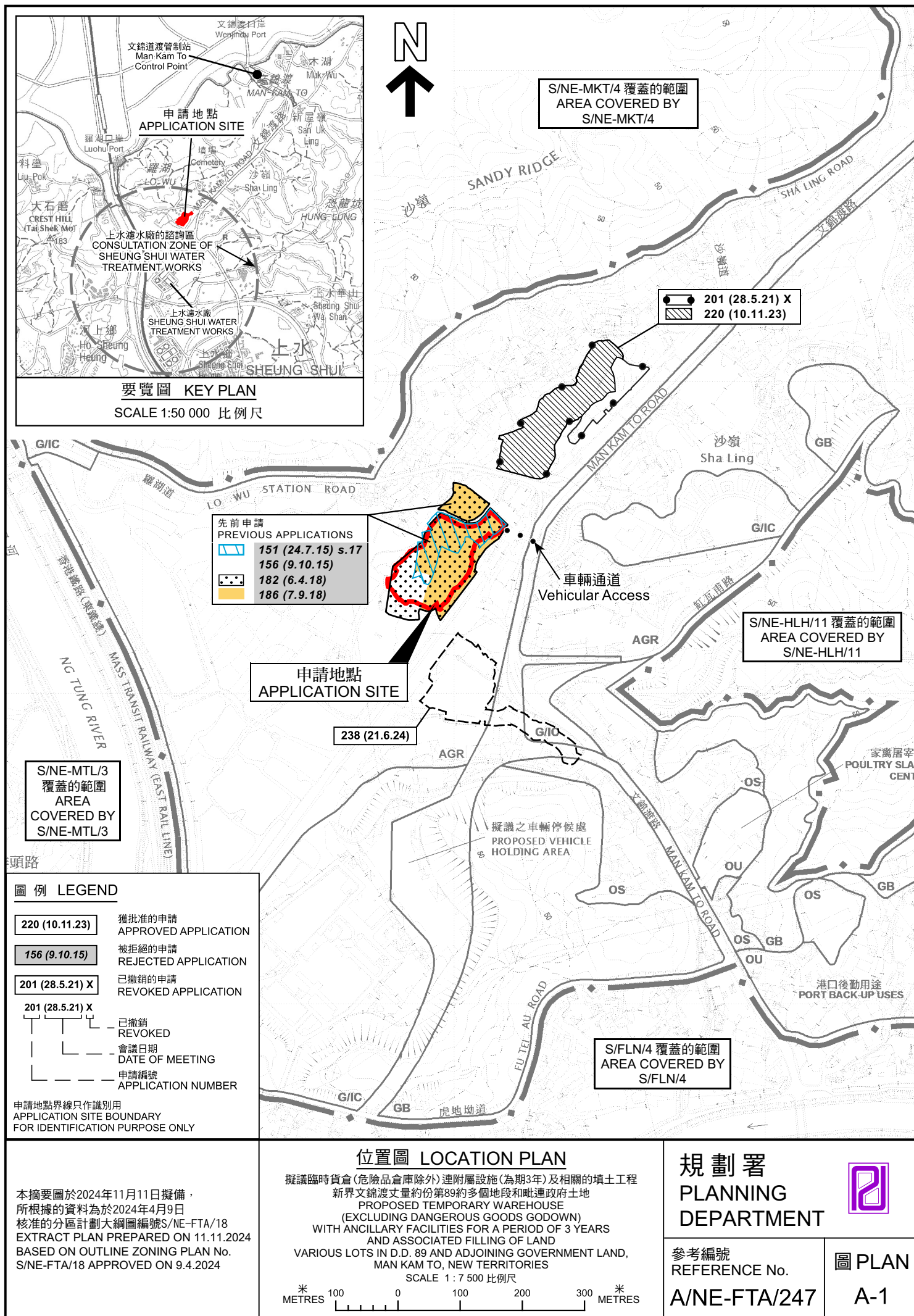
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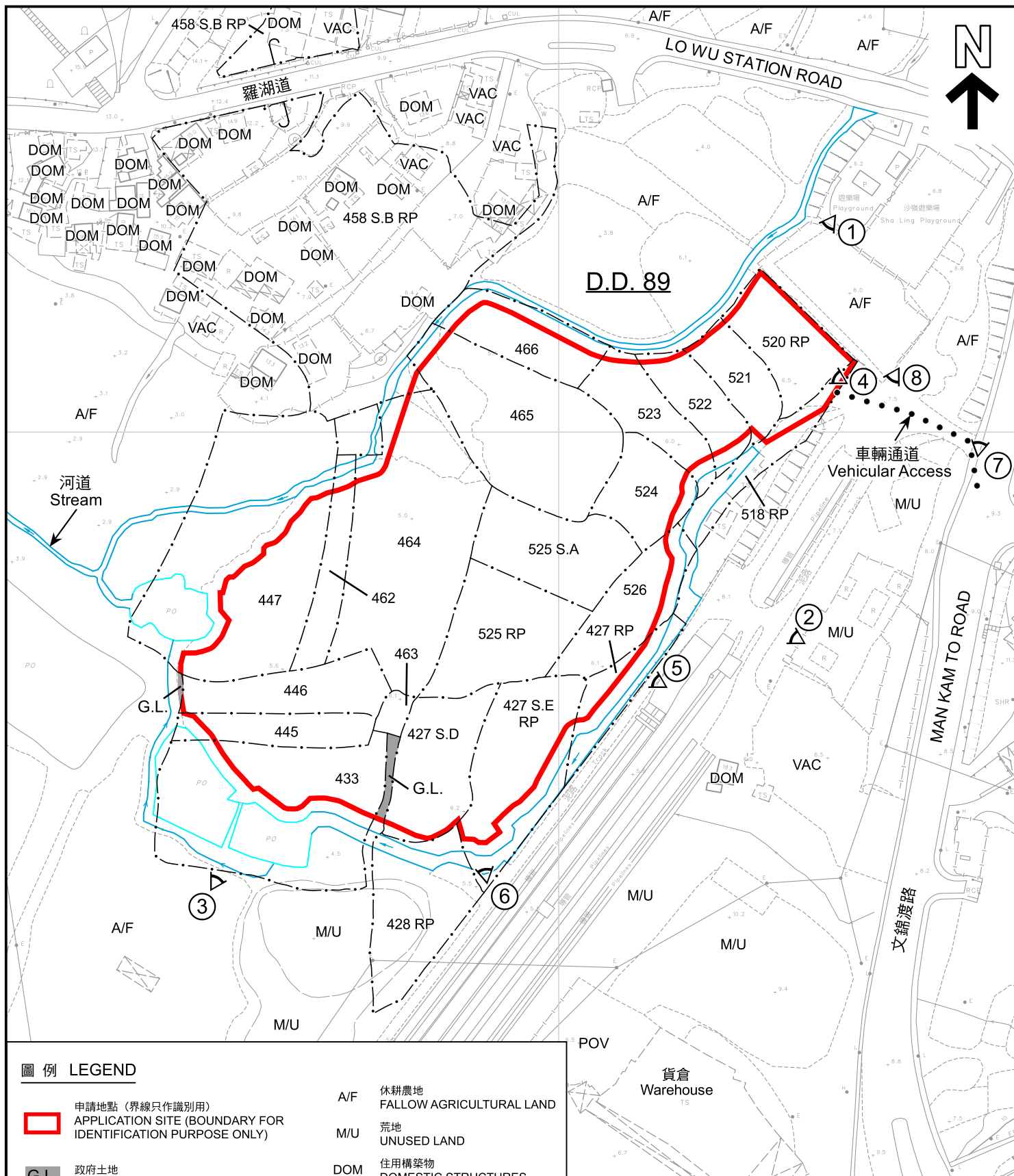
A/NE-FTA/247

繪圖 DRAWING A-4

(來源:申請人於2024年10月15日呈交的進一步資料內的繪圖)

(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED FURTHER INFORMATION ON 15.10.2024)





圖例 LEGEND

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

 政府土地
GOVERNMENT LAND

 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

A/F 休耕農地
FALLOW AGRICULTURAL LAND

M/U 荒地
UNUSED LAND

DOM 住用構築物
DOMESTIC STRUCTURES

VAC 空置
VACANT

POV 停泊汽車
PARKING OF VEHICLES

註釋 Note :

(1) 2024年6月25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 25.6.2024

平面圖 SITE PLAN

擬議臨時貨倉(危險品倉庫除外)連附屬設施(為期3年)及相關的填土工程
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. 89 AND ADJOINING GOVERNMENT LAND,
MAN KAM TO, NEW TERRITORIES
SCALE 1 : 1 500 比例尺

米 30 0 30 60 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-FTA/247

圖 PLAN
A-2

本摘要圖於2024年11月29日擬備，
所根據的資料為測量圖編號
3-NW-21A及21C
EXTRACT PLAN PREPARED ON 29.11.2024
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2024年11月11日擬備，
所根據的資料為地政總署
於2022年3月8日拍得的航攝照片
編號E153405C_R
EXTRACT PLAN PREPARED ON 11.11.2024
BASED ON AERIAL PHOTO No. E153405C_R
TAKEN ON 8.3.2022 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(為期3年)及相關的填土工程
新界文錦渡丈量約份第89約多個地段和毗連政府土地
PROPOSED TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
AND ASSOCIATED FILLING OF LAND
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND,
MAN KAM TO, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-FTA/247

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2024年11月22日擬備，
所根據的資料為攝於2024年10月4日
的實地照片
EXTRACT PLAN PREPARED ON 22.11.2024
BASED ON SITE PHOTO
TAKEN ON 4.10.2024

擬議臨時貨倉(危險品倉庫除外)連附屬設施(為期3年)及相關的填土工程
新界文錦渡丈量約份第89約多個地段和毗連政府土地
PROPOSED TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
AND ASSOCIATED FILLING OF LAND
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND,
MAN KAM TO, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-FTA/247

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2024年11月22日擬備，
所根據的資料為攝於2024年10月4日
的實地照片
EXTRACT PLAN PREPARED ON 22.11.2024
BASED ON SITE PHOTOS
TAKEN ON 4.10.2024

擬議臨時貨倉(危險品倉庫除外)連附屬設施(為期3年)及相關的填土工程
新界文錦渡丈量約份第89約多個地段和毗連政府土地
PROPOSED TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
AND ASSOCIATED FILLING OF LAND
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND,
MAN KAM TO, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT

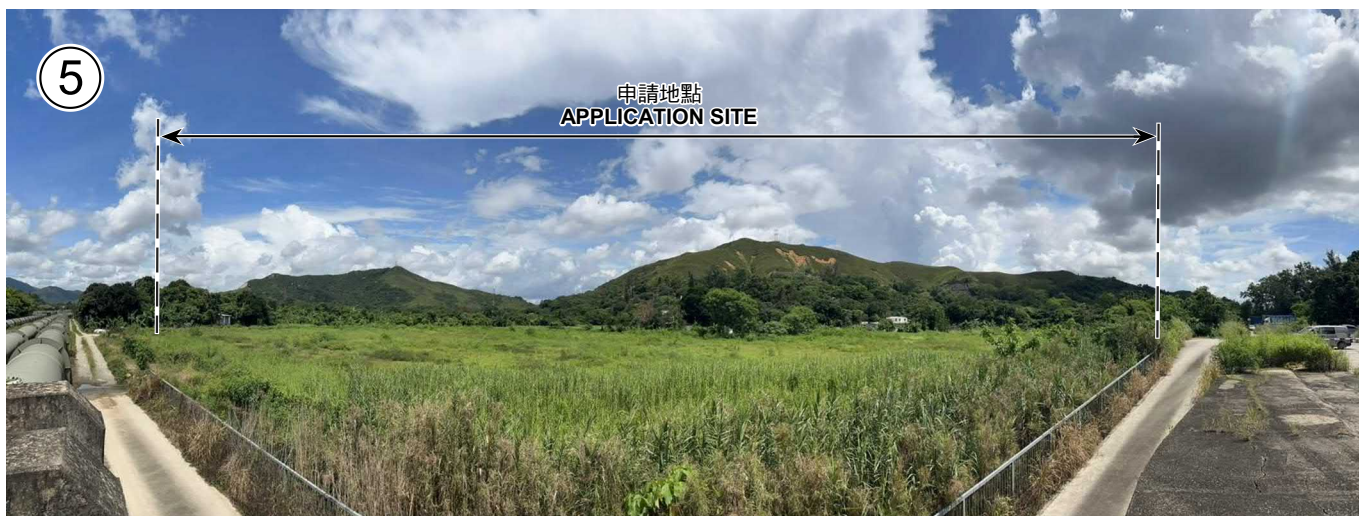


參考編號
REFERENCE No.
A/NE-FTA/247

圖 PLAN
A-4b



攝於2024年6月25日的實地照片 SITE PHOTO TAKEN ON 25.6.2024



攝於2024年6月25日的實地照片 SITE PHOTO TAKEN ON 25.6.2024



攝於2024年8月5日的實地照片 SITE PHOTO TAKEN ON 5.8.2024

實地照片 SITE PHOTO

擬議臨時貨倉(危險品倉庫除外)連附屬設施(為期3年)及相關的填土工程
 新界文錦渡丈量約份第89約多個地段和毗連政府土地
 PROPOSED TEMPORARY WAREHOUSE
 (EXCLUDING DANGEROUS GOODS GODOWN)
 WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
 AND ASSOCIATED FILLING OF LAND
 VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND,
 MAN KAM TO, NEW TERRITORIES

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 A/NE-FTA/247

圖 PLAN
 A-4c

本摘要圖於2024年11月22日擬備
 EXTRACT PLAN PREPARED ON 22.11.2024



實地照片 SITE PHOTO

本摘要圖於2024年11月22日擬備，
所根據的資料為攝於2024年8月5日
的實地照片
EXTRACT PLAN PREPARED ON 22.11.2024
BASED ON SITE PHOTOS
TAKEN ON 5.8.2024

擬議臨時貨倉(危險品倉庫除外)連附屬設施(為期3年)及相關的填土工程
新界文錦渡丈量約份第89約多個地段和毗連政府土地
PROPOSED TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
AND ASSOCIATED FILLING OF LAND
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND,
MAN KAM TO, NEW TERRITORIES

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-FTA/247

圖 PLAN
A-4d