

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
WAREHOUSE WITH ANCILLARY
OFFICE AND CANTEN FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 99, CHAU
TAU, NEW TERRITORIES

SCALE

1:750 @ A4

DRAWN BY

MN

DATE

30.1.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG. NO.

PLAN 10

VER.

001

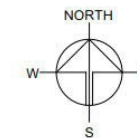
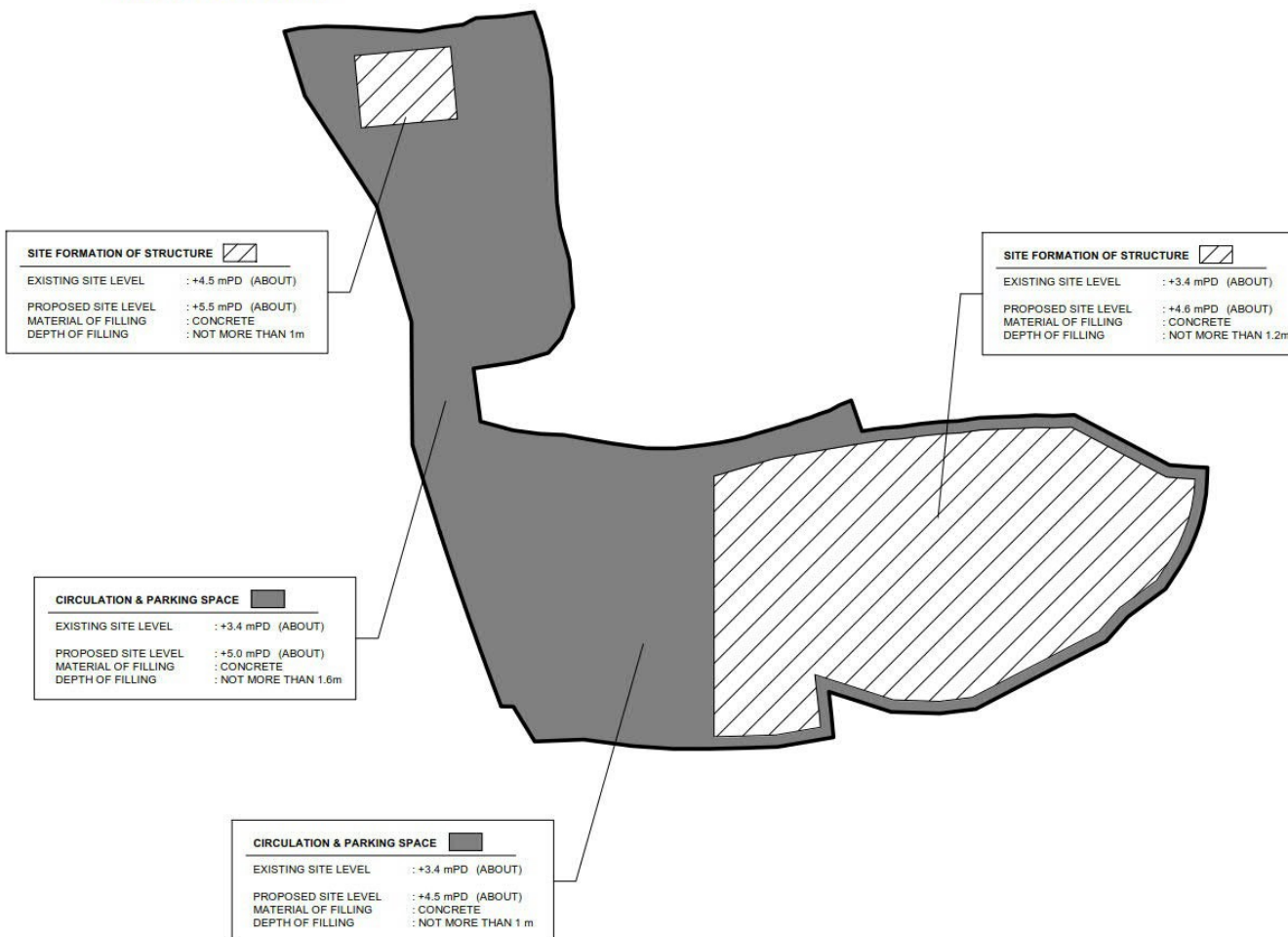
(摘錄自申請人於 26. 4. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 26.4.2023)

參考編號
REFERENCE No.
A/YL-ST/646

繪圖
DRAWING
A - 1

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 4,242 m ²	(ABOUT)
COVERED BY STRUCTURE	: 1,781 m ²	(ABOUT)
LAND FILLING AREA	: 3,217 m ²	(ABOUT)
PROPOSED SITE LEVEL	: +4.5 mPD to 5.5 mPD	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 1.6 m	
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES, PARKING AND CIRCULATION SPACE	



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SITE LOCATION

VARIOUS LOTS IN D.D. 99, CHAU
TAU, NEW TERRITORIES

SCALE

1:500 @ A1

DRAWN BY

MN

DATE

11.7.2022

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND FILLING AREA

DWG. NO.

PLAN 11

VER.

001

LEGEND

	APPLICATION SITE
	INGRESS / EGRESS

THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY.
EXACT SITE LEVEL IS SUBJECT TO DETAIL SURVEY.

(摘錄自申請人於 26. 4. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 26.4.2023)

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REFERENCE No.
A/YL-ST/646

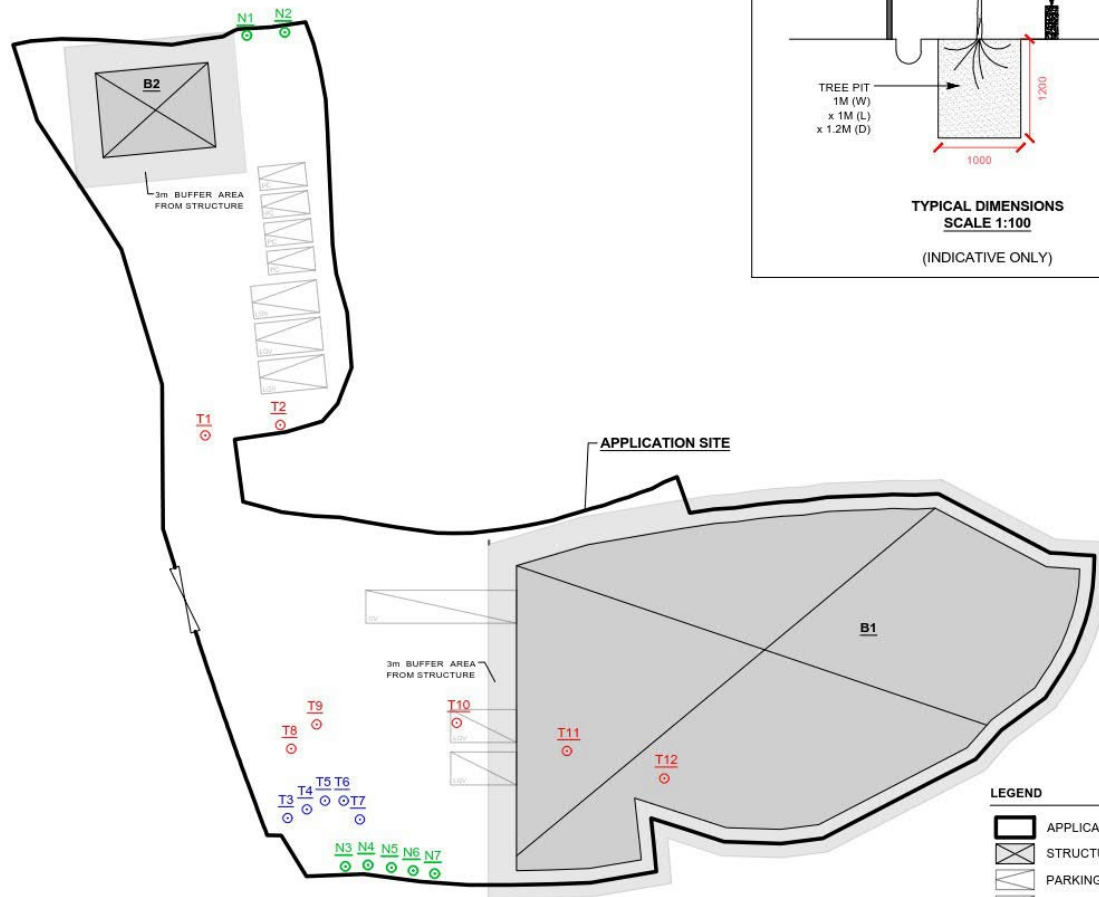
繪圖
DRAWING
A - 2

LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 4,242 m² (ABOUT)

NO. OF EXISTING TREES : 12 (T1-T12)
 NO. OF TREES WILL BE FELLED : 7 (T1,T2,T8-T12)
 NO. OF TREES WILL BE PRESERVED : 5 (T3-T7)

NO. OF TREES WILL BE PLANTED : 7 (N1-N7)
 SPECIES OF TREES : *BAUHINIA BLAKEANA*
 SPACING OF TREES : NOT MORE THAN 4m
 HEIGHT OF TREES : NOT LESS THAN 2.75m
 DIMENSION OF TREE PITS : 1m (W) X 1m (L) X 1.2m (D)



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- L/U/L SPACE
- INGRESS / EGRESS
- EXISTING TREES (WILL BE FELLED)
- PROPOSED NEW TREES
- EXISTING TREES (WILL BE PRESERVED)

NOTES:

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



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SITE LOCATION

VARIOUS LOTS IN D.D. 99, CHAU TAU, NEW TERRITORIES

SCALE

1:700 @ A4

DRAWN BY

MN

DATE

15.2.2023

CHECKED BY

OL

DATE

16.6.2023

APPROVED BY

DATE

DWG. TITLE

LANDSCAPE PROPOSAL

DWG. NO.

PLAN 1

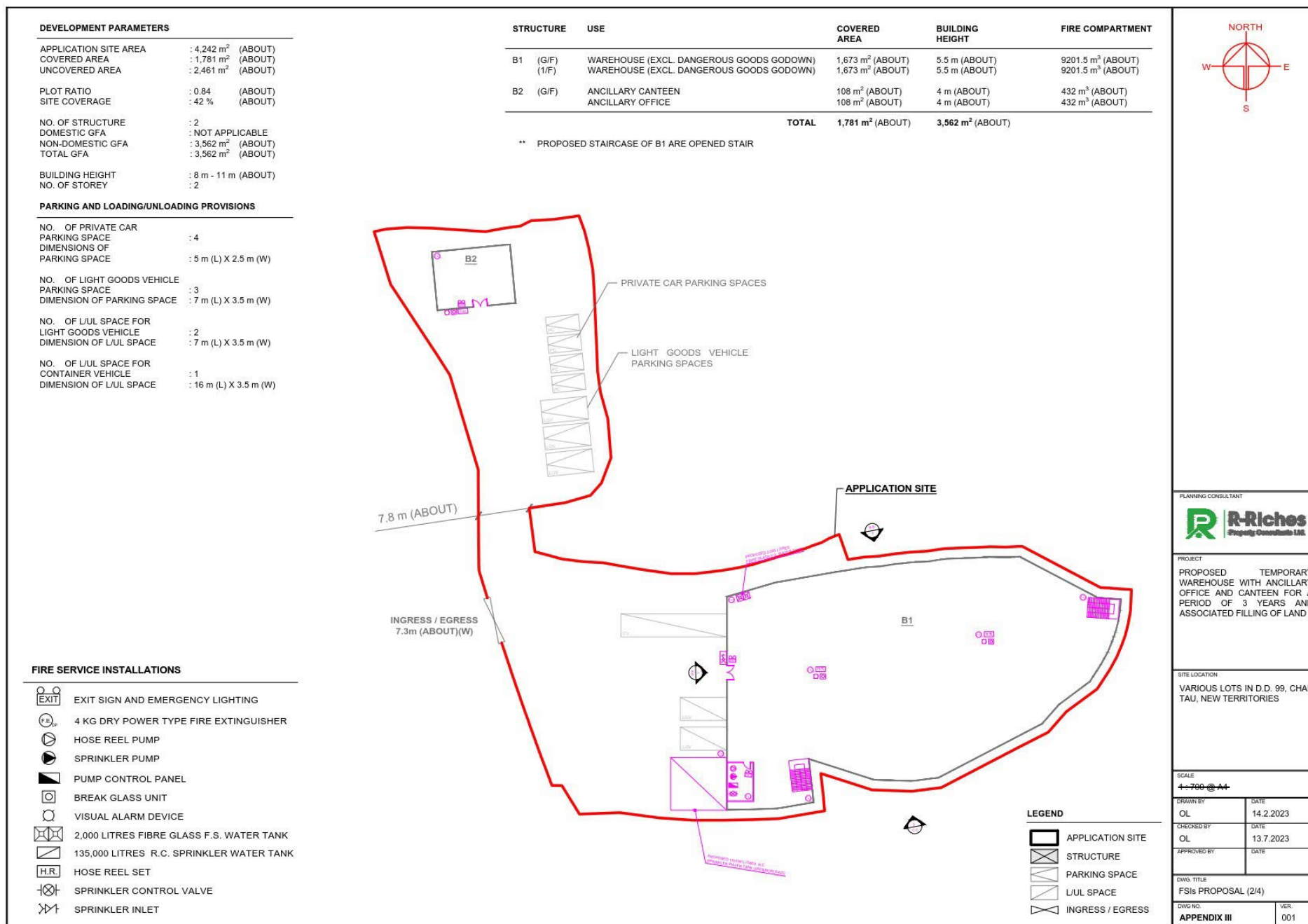
VER.

002

(摘錄自申請人於 20.6.2023呈交的進一步資料)
 (Extract from Applicant's Further Information Submitted on 20.6.2023)

參考編號
 REFERENCE No.
 A/YL-ST/646

繪圖
 DRAWING
 A - 3



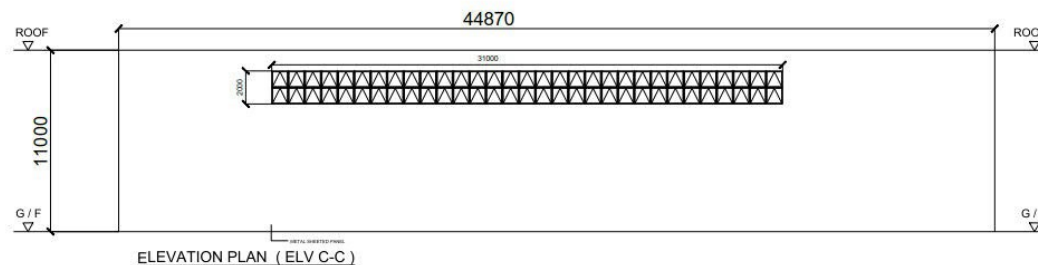
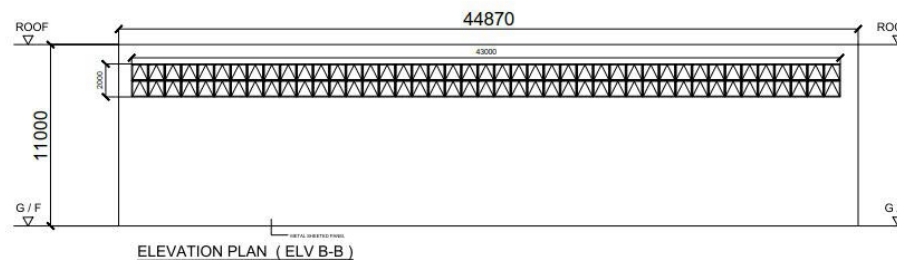
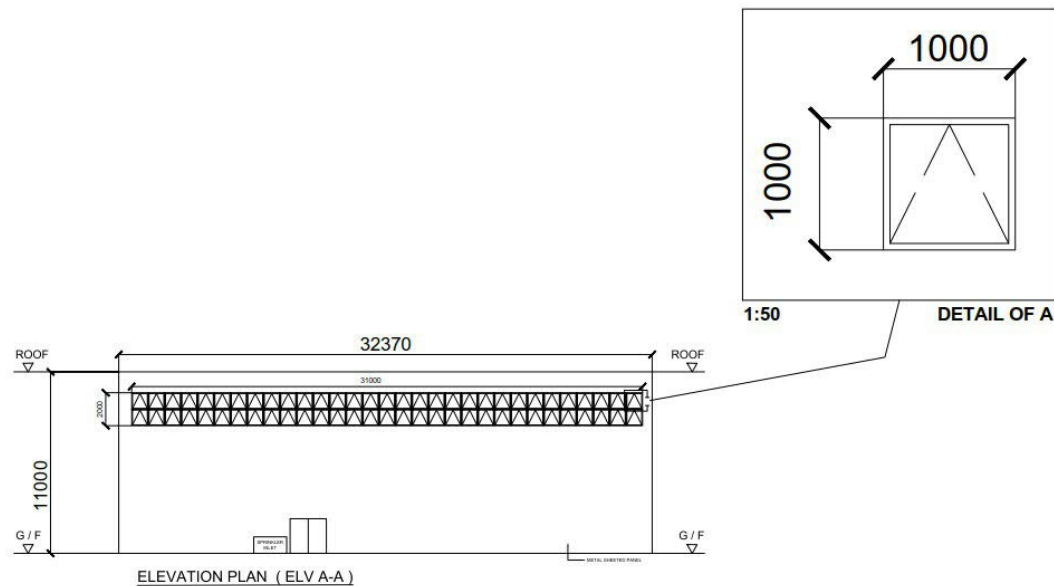
(摘錄自申請人於 26.4.2023 呈交的申請書)
(Extract from Applicant's Submission of 26.4.2023)

參考編號
REFERENCE No.
A/YL-ST/646

繪圖
DRAWING
A - 5a

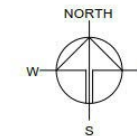
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,242 m ² (ABOUT)
COVERED AREA	: 1,781 m ² (ABOUT)
UNCOVERED AREA	: 2,461 m ² (ABOUT)
PLOT RATIO	: 0.84 (ABOUT)
SITE COVERAGE	: 42 % (ABOUT)
NO. OF STRUCTURE	: 2
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 3,562 m ² (ABOUT)
TOTAL GFA	: 3,562 m ² (ABOUT)
BUILDING HEIGHT	: 8 m - 11 m (ABOUT)
NO. OF STOREY	: 2



OPENABLE WINDOW AREA CALCULAION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m³

LOCATION	B1
GFA	G/F : 1673m ² 1/F : 1673m ²
OPENABLE WINDOW AREA REQUIRED	3346m ² X 6.25% = 209.13m ²
OPENABLE WINDOW AREA PROVIDED	REFER TO ELEVATION - (A-A) = 62m ² REFER TO ELEVATION - (B-B) = 86m ² REFER TO ELEVATION - (C-C) = 62m ² TOTAL = 210m ² > 209.13m ²



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SITE LOCATION

VARIOUS LOTS IN D.D. 99, CHAU
TAU, NEW TERRITORIES

SCALE

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DRAWN BY

OL

DATE

14.2.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FSIs PROPOSAL (3/3)

DWG NO.

APPENDIX III

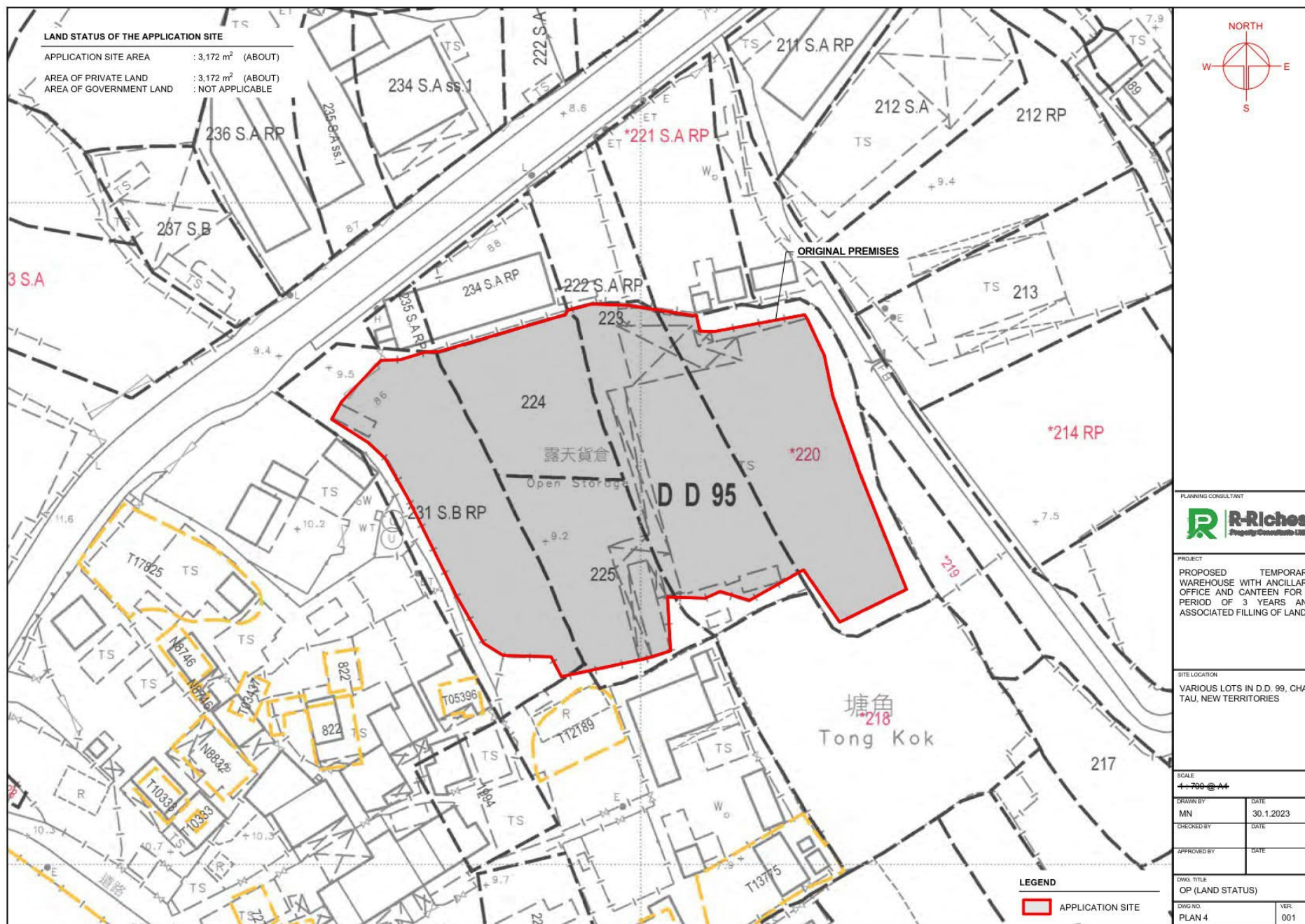
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(摘錄自申請人於 26. 4. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 26.4.2023)

參考編號
REFERENCE No.
A/YL-ST/646

繪圖
DRAWING
A - 5b



(摘錄自申請人於 26.4.2023 呈交的申請書)
(Extract from Applicant's
Submission of 26.4.2023)

參考編號
REFERENCE No.
A/YL-ST/646

繪圖
DRAWING
A - 6a



(摘錄自申請人於 26. 4. 2023 呈交的申請書)
(Extract from Applicant's
Submission of 26.4.2023)

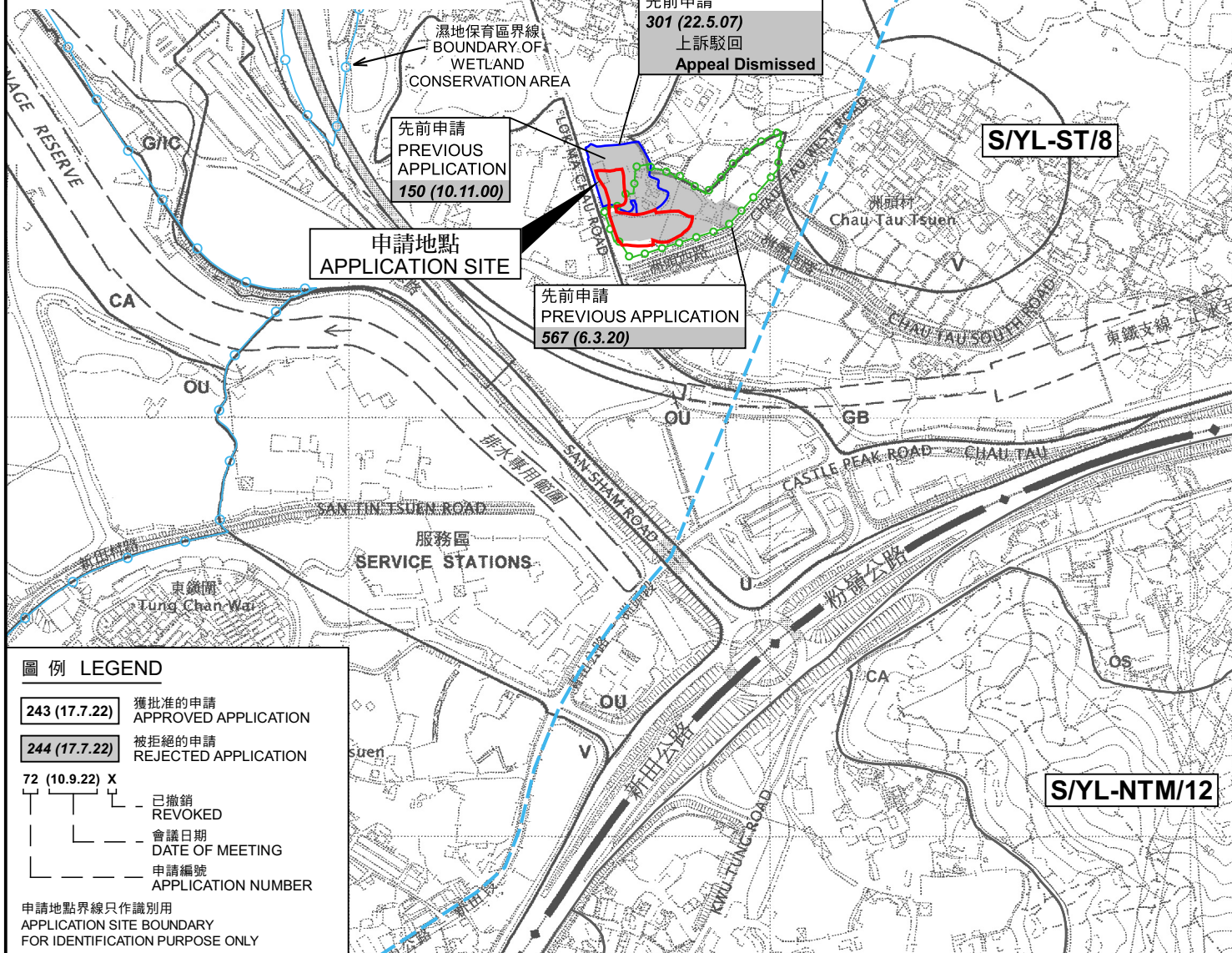
參考編號
REFERENCE No.
A/YL-ST/646

繪圖
DRAWING
A - 6b



要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



圖例 LEGEND

- 243 (17.7.22)** 獲批准的申請
APPROVED APPLICATION
- 244 (17.7.22)** 被拒絕的申請
REJECTED APPLICATION
- 72 (10.9.22)** 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）連附屬辦公室及食堂（為期3年）
和相關填土工程
元朗新田丈量約份第99約多個地段
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS
GOODS GODOWN) WITH ANCILLARY OFFICE AND CANTEEN
FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND
VARIOUS LOTS IN D.D. 99, SAN TIN, YUEN LONG

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/YL-ST/646

圖 PLAN
A-1a

本摘要圖於2023年7月19日擬備，
所根據的資料為於2006年12月5日
核准的分區計劃大綱圖編號 S/YL-ST/8
EXTRACT PLAN PREPARED ON 19.7.2023
BASED ON OUTLINE ZONING PLAN No.
S/YL-ST/8 APPROVED ON 5.12.2006

建議發展大綱圖 Recommended Outline Development Plan

圖 Plan 1



圖示 LEGEND

- | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>項目範圍
Project Boundary</p> <p>RS_c 公營房屋 (住用地積比率: 6.5)
Public Housing (Domestic Plot Ratio: 6.5)</p> <p>R1 私營房屋 (住用地積比率: 6)
Private Housing (Domestic Plot Ratio: 6)</p> <p>MJ 混合用途 (總地積比率: 7)
Mixed Use (Total Plot Ratio: 7)</p> <p>IST 創新科技
Innovation and Technology</p> <p>LSW 物流、貯物及工場 (地積比率: 2/5)
Logistics, Storage and Workshop (Plot Ratio: 2/5)</p> <p>G 政府、機構或社區
Government, Institution or Community</p> | <p>E 教育
Education</p> <p>OU 其他指定用途
Other Specified Uses</p> <p>VB 通風大樓
Ventilation Building</p> <p>UF 都市農場
Urban Farm</p> <p>O 休憩用地
Open Space</p> <p>A 美化市容地帶
Amenity</p> <p>V 鄉村式發展
Village Type Development</p> | <p>GB 綠化地帶 (*包含認可墳葬區)
Green Belt (*with Permitted Burial Ground)</p> <p>港深創新及科技園 (工程進行中)
Hong Kong-Shenzhen Innovation & Technology Park (Work In Progress)</p> <p>道路
Road</p> <p>NBA 非建築用地
Non-building Area</p> <p>擬議運輸交匯樞紐 / 公共運輸交匯處
Proposed Transport Interchange Hub / Public Transport Interchange</p> <p>現有 / 已規劃的公共運輸交匯處
Existing / Planned Public Transport Interchange</p> | <p>表演場地及博物館
Performance Venues and Museum</p> <p>圖書館
Library</p> <p>室內運動中心
Indoor Sports Centre</p> <p>游泳館
Swimming Pool Complex</p> <p>街市
Market</p> <p>蓄洪設施
Flood Attenuation Facilities</p> | <p>環保回收站
EcoHub</p> <p>垃圾收集站
Refuse Collection Point</p> <p>潔淨能源站
Green Fuel Station</p> <p>電力支站
Electricity Substation</p> <p>區域供冷系統
District Cooling System</p> <p>雨水 / 污水泵房
Stormwater / Sewage Pumping Station</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

申請地點及新田科技城的土地用途建議 APPLICATION SITE AND LAND USE PROPOSAL OF SAN TIN TECHNOPOLE

擬議臨時貨倉 (危險品倉庫除外) 連附屬辦公室及食堂 (為期 3 年) 和相關填土工程
元朗新田丈量約份第 99 約多個地段
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY OFFICE AND CANTEEN FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND VARIOUS LOTS IN D.D. 99, SAN TIN, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-ST/646

圖 PLAN
A-1b

本摘要圖於2023年7月21日擬備
EXTRACT PLAN PREPARED
ON 21.7.2023



圖例 LEGEND

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

 入口/出口
INGRESS / EGRESS

本摘要圖於2023年7月14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 E153421C
EXTRACT PLAN PREPARED ON 14.7.2023
BASED ON AERIAL PHOTO No.
E153421C 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）連附屬辦公室及食堂（為期3年）
和相關填土工程
元朗新田丈量約份第99約多個地段
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VARIOUS LOTS IN D.D. 99, SAN TIN, YUEN LONG

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
A/YL-ST/646

圖 PLAN
A-3



1



2



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

實地照片 SITE PHOTOS

本圖於2023年6月2日擬備，所根據的資料為攝於2023年5月5日及5月16日的實地照片
PLAN PREPARED ON 2.6.2023
BASED ON SITE PHOTOS
TAKEN ON 5.5.2023 & 16.5.2023

擬議臨時貨倉（危險品倉庫除外）連附屬辦公室及食堂（為期3年）
和相關填土工程
元朗新田丈量約份第99約多個地段
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VARIOUS LOTS IN D.D. 99, SAN TIN, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-ST/646

圖 PLAN
A-4a

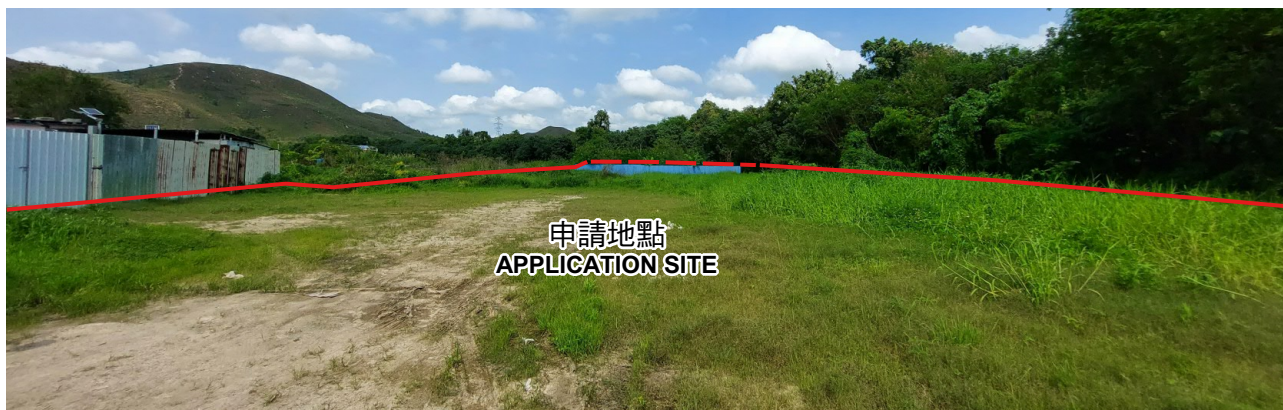
3



4



5



6



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

實地照片 SITE PHOTOS

擬議臨時貨倉（危險品倉庫除外）連附屬辦公室及食堂（為期3年）
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規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-ST/646

圖 PLAN
A-4b

本圖於2023年6月2日擬備，所根據的
資料為攝於2023年5月5日及5月16日
的實地照片
PLAN PREPARED ON 2.6.2023
BASED ON SITE PHOTOS
TAKEN ON 5.5.2023 & 16.5.2023