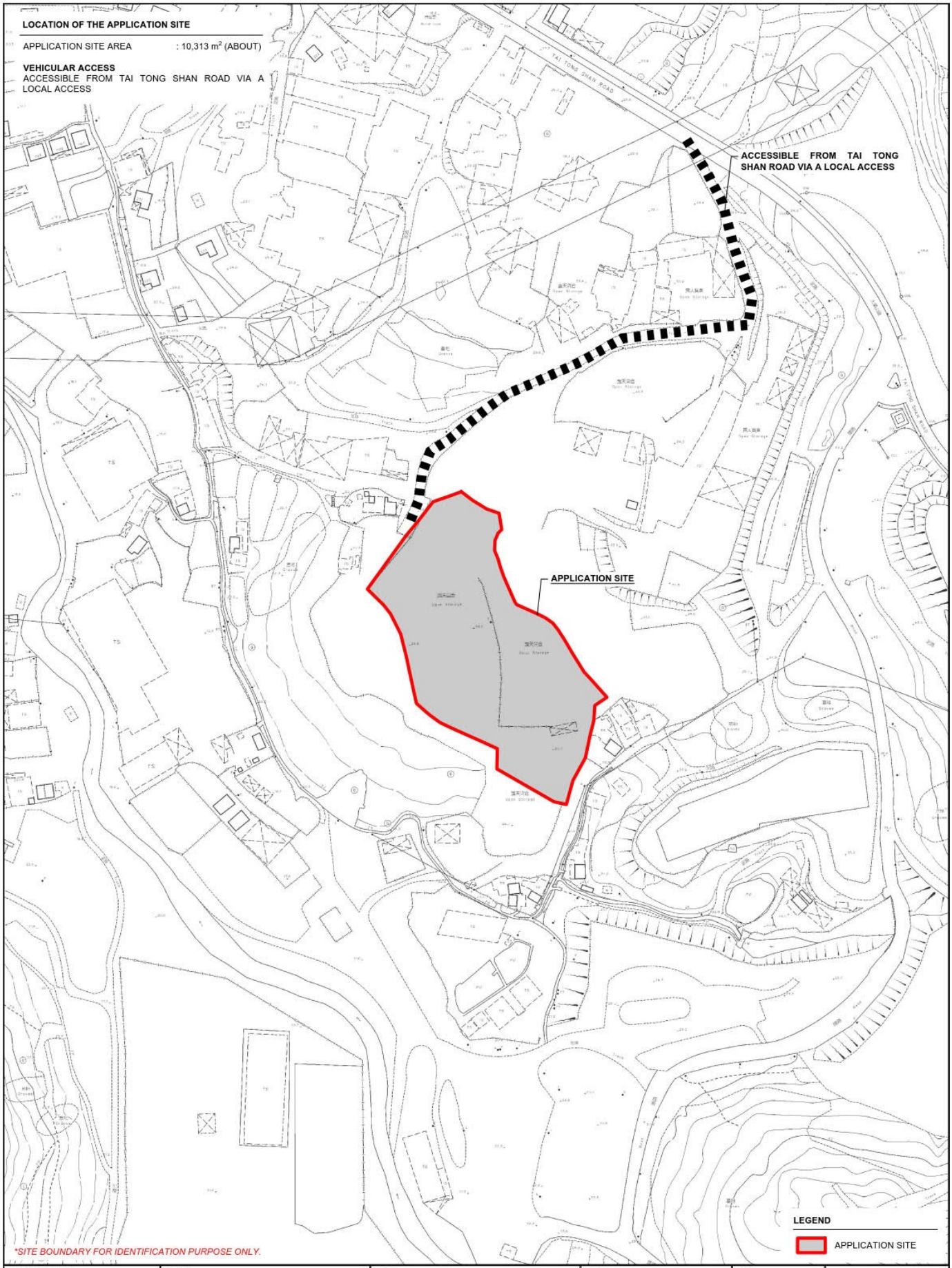


（摘錄自申請人於 3. 12. 2024 呈交的申請書）
(Extract from Applicant's Submission of 3.12.2024)

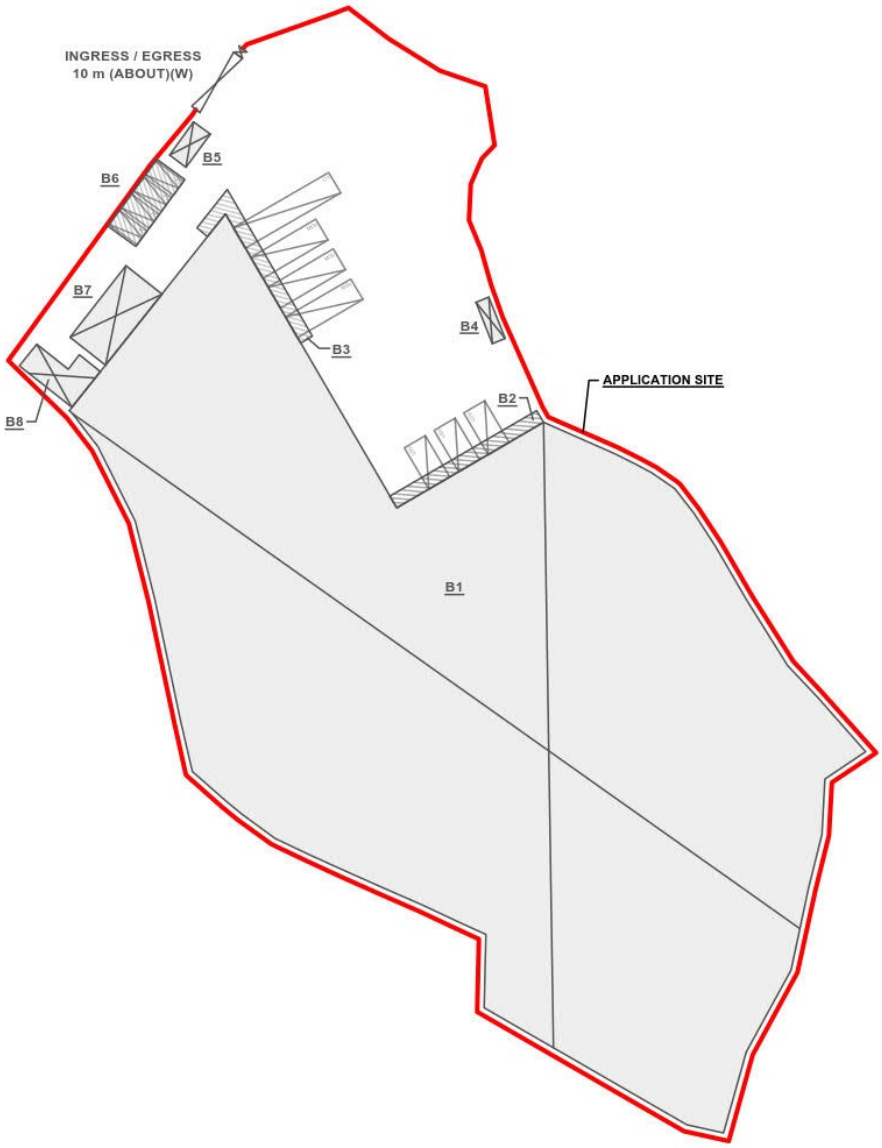
參考編號 REFERENCE No.	繪圖 DRAWING
A/YL-TT/683	A-1

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 10,313 m^2	(ABOUT)
COVERED AREA	: 7,730 m^2	(ABOUT)
UNCOVERED AREA	: 2,583 m^2	(ABOUT)
PLOT RATIO	: 1.47	(ABOUT)
SITE COVERAGE	: 75 %	(ABOUT)
NO. OF STRUCTURE	: 8	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 15,211 m^2	(ABOUT)
TOTAL GFA	: 15,211 m^2	(ABOUT)
BUILDING HEIGHT	: 3 m - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL D.G.G.)*	7,393 m^2 (ABOUT)	14,786 m^2 (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	COVERED L/UL AREA	50 m^2 (ABOUT)	50 m^2 (ABOUT)	7 m (ABOUT)(1-STOREY)
B3	COVERED L/UL AREA	58 m^2 (ABOUT)	58 m^2 (ABOUT)	7 m (ABOUT)(1-STOREY)
B4	METER ROOM	13 m^2 (ABOUT)	13 m^2 (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	GUARDROOM	18 m^2 (ABOUT)	18 m^2 (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	COVERED PARKING SPACES	60 m^2 (ABOUT)	60 m^2 (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B7	SITE OFFICE AND WASHROOM	88 m^2 (ABOUT)	176 m^2 (ABOUT)	7 m (ABOUT)(2-STOREY)
B8	SITE OFFICE AND STORE ROOM	50 m^2 (ABOUT)	50 m^2 (ABOUT)	3.5 m (ABOUT)(1-STOREY)
	TOTAL	7,730 m^2 (ABOUT)	15,211 m^2 (ABOUT)	

**WAREHOUSE (EXCL. D.G.G.) - WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)*



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF L/UL SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 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	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PRIVATE CAR PARKING SPACE
- LOADING / UNLOADING SPACE FOR LGV
- LOADING / UNLOADING SPACE FOR MGV
- LOADING / UNLOADING SPACE FOR CV
- INGRESS / EGRESS

PLANNING CONSULTANT: R-Riches Property Consultants Ltd.	PROJECT: PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	ADDRESS: VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE: ~~1 : 1000 @ A4~~	TITLE: LAYOUT PLAN	NORTH
			DRAWN BY: MN / DATE: 21.11.2023		
			REVISED BY / DATE	DWG NO.: PLAN 4 / VER.: 001	

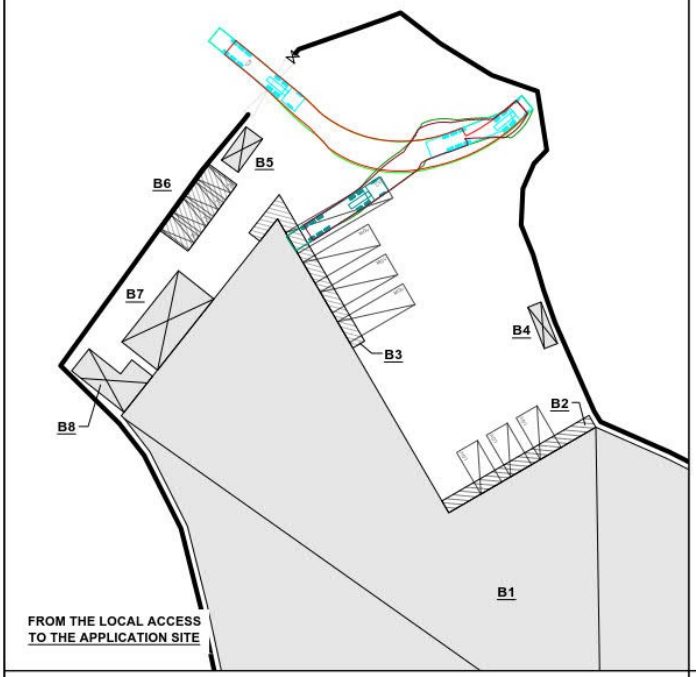
（摘錄自申請人於 3. 12. 2024 呈交的申請書）
(Extract from Applicant's Submission of 3.12.2024)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL-TT/683	A-2

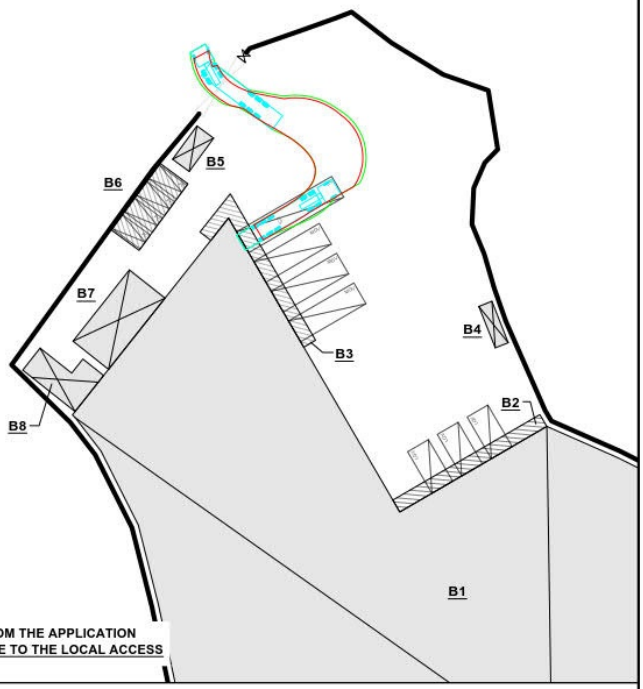
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS TO THE APPLICATION SITE

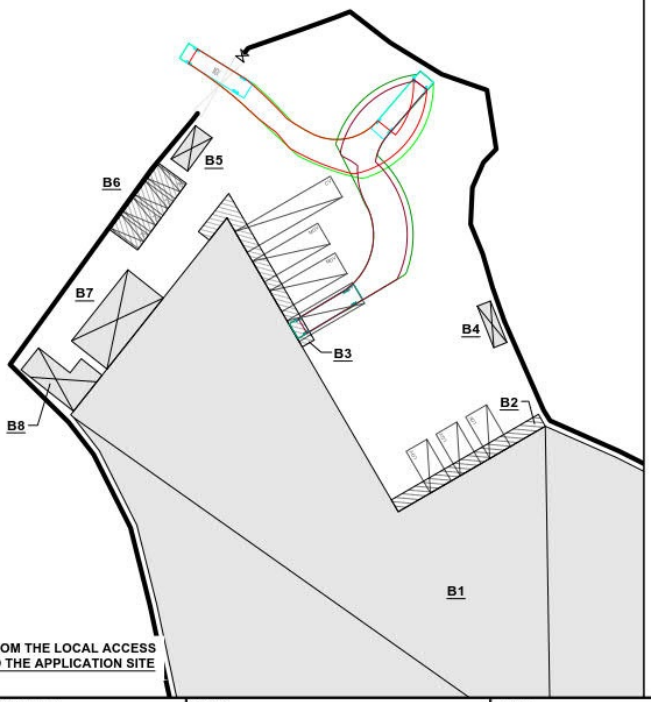


FROM THE APPLICATION SITE TO THE LOCAL ACCESS

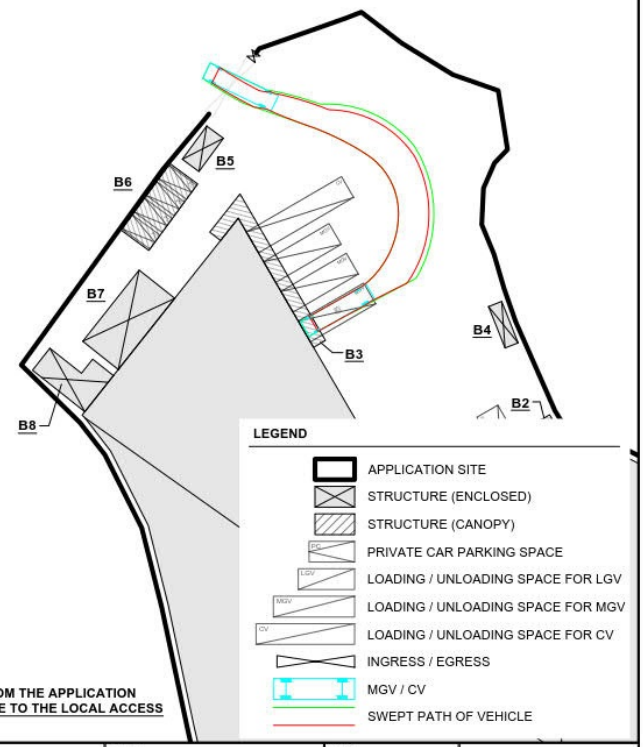
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS TO THE APPLICATION SITE



FROM THE APPLICATION SITE TO THE LOCAL ACCESS

PLANNING CONSULTANT: R-Riches Property Consultants Ltd.	PROJECT: PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	ADDRESS: VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE: ~~1 : 1000 @ A4~~	TITLE: SWEPT PATH ANALYSIS	NORTH
			DRAWN BY: MN / DATE: 21.11.2023		
			REVISED BY / DATE	DWG NO.: PLAN 5 / VER.: 001	

（摘錄自申請人於 3. 12. 2024 呈交的申請書）
(Extract from Applicant's Submission of 3.12.2024)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL-TT/683	A-3

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.)*	7,393 m² (ABOUT)	14,786 m² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	COVERED L/UL AREA	50 m² (ABOUT)	50 m² (ABOUT)	7 m (ABOUT)(1-STOREY)
B3	COVERED L/UL AREA	58 m² (ABOUT)	58 m² (ABOUT)	7 m (ABOUT)(1-STOREY)
B4	METER ROOM	13 m² (ABOUT)	13 m² (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	GUARDROOM	18 m² (ABOUT)	18 m² (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	COVERED PARKING SPACES	60 m² (ABOUT)	60 m² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B7	SITE OFFICE AND WASHROOM	88 m² (ABOUT)	176 m² (ABOUT)	7 m (ABOUT)(1-STOREY)
B8	SITE OFFICE AND STORE ROOM	50 m² (ABOUT)	50 m² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
	TOTAL	7,730 m² (ABOUT)	15,211 m² (ABOUT)	

*WAREHOUSE (EXCL. D.G.G.) - WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)

REV	DESCRIPTION	DATE	BY
A	P.O SUBMISSION	22-01-2024	WC

FSI CONTRACTOR

East Power Engineering Limited

Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tokwawan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

FIRE SERVICES INSTALLATION WORK AT IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

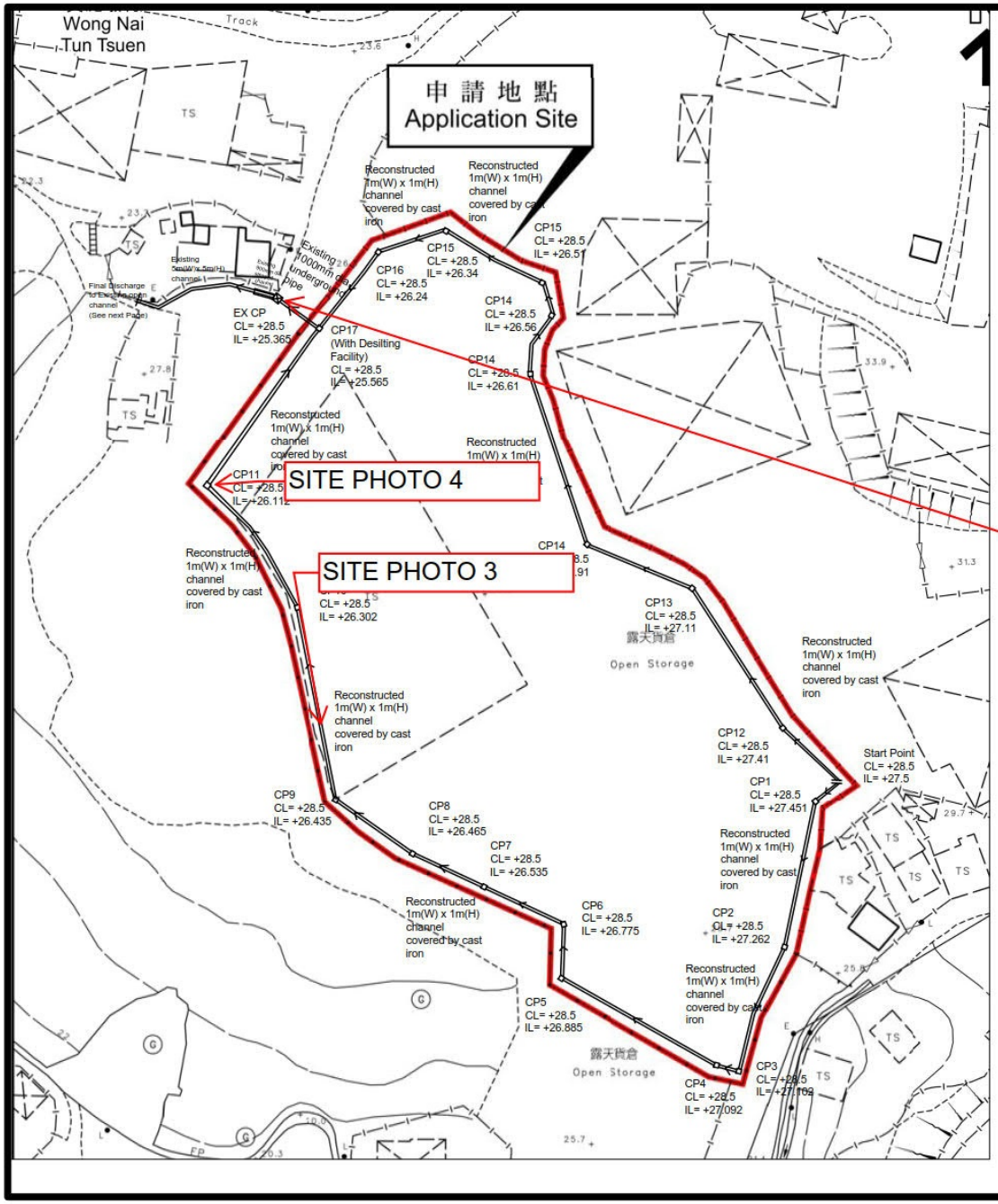
DRAWING TITLE

FIRE SERVICE INSTALLATION LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	07-12-2020
DESIGNED BY	JACKIE	S.ENG	07-12-2020
CHECKED BY	CM	PM	08-12-2020
APPROVED BY	-	-	-
PROJECT NO.	-		
PAPER SIZE	A3	PLOT SCALE	~~1 : 1~~
DRAWING NO.	EP-21002-FS02		
SCALE	~~1 : 200~~	REVISION	A

(摘錄自申請人於 3. 12. 2024 呈交的申請書)
(Extract from Applicant's Submission of 3.12.2024)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL-TT/683	A-4



Note:

1. Catchpit (CP17) with desilting facility shall follow CEDD standard drawing No. C2406I.

2. Proposed Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.

3.Stepped Channel follows Typical Details of CEDD standard drawing No. C2411G

4. Cast iron cover for channel follows Typical Details of CEDD standard drawing No. C2412E

5. The inverted level of the connection point shall be verified on site prior the commencement of work

Legend:

- Proposed UC (Gradient) with cast iron cover
- Existing Drainage Facility/ Reconstructed Facility with Cast iron cover
- Proposed Catchpit
- Existing Stepped Channel

Company:

Project:

VARIOUS LOTS IN D.D.117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

(A/YL-TT/635)

(Drainage Impact Assessment)

Title:

Drainage layout

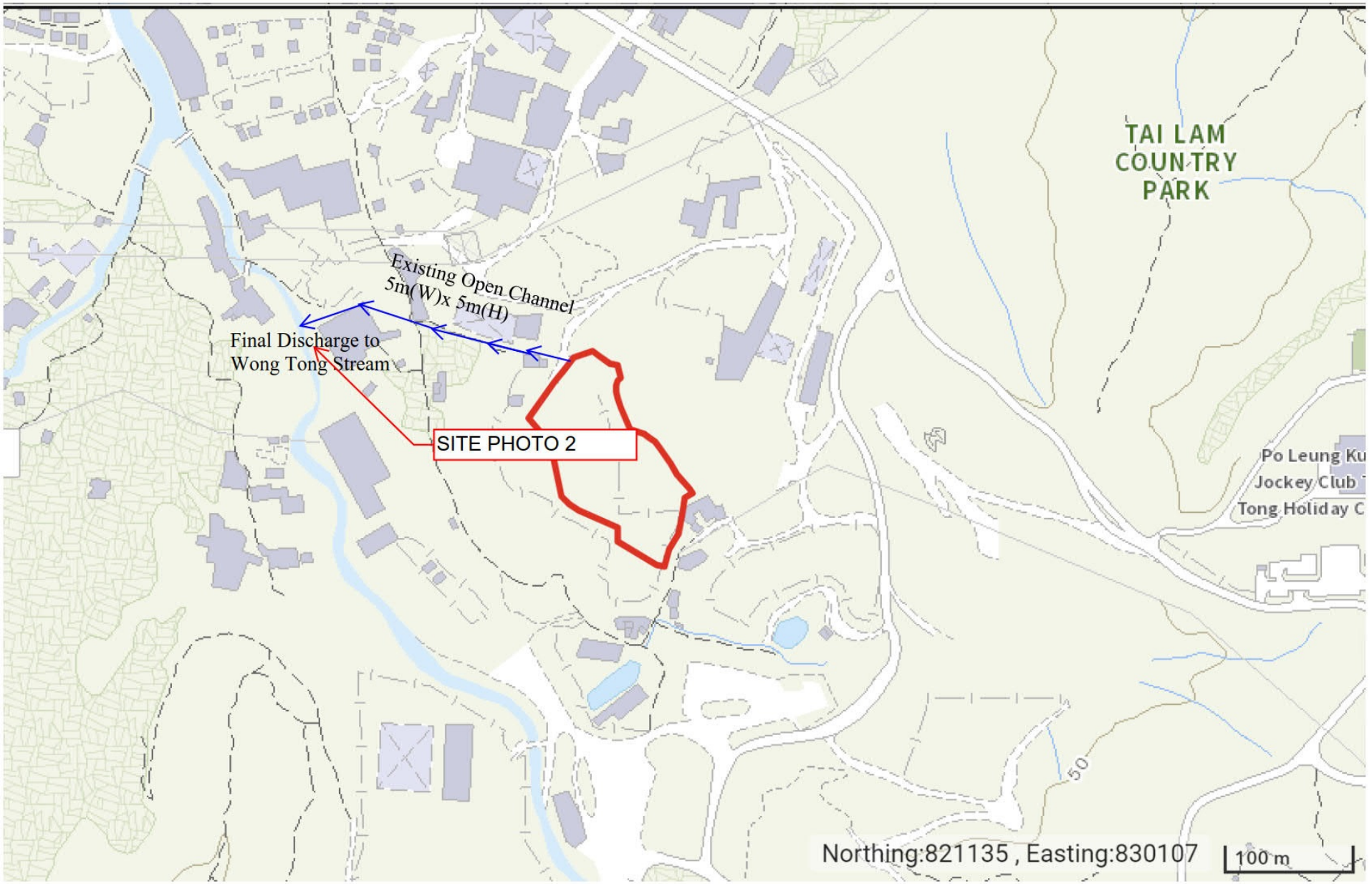
Dwg No: Fig.1

File:

Date: 8 Oct 2024

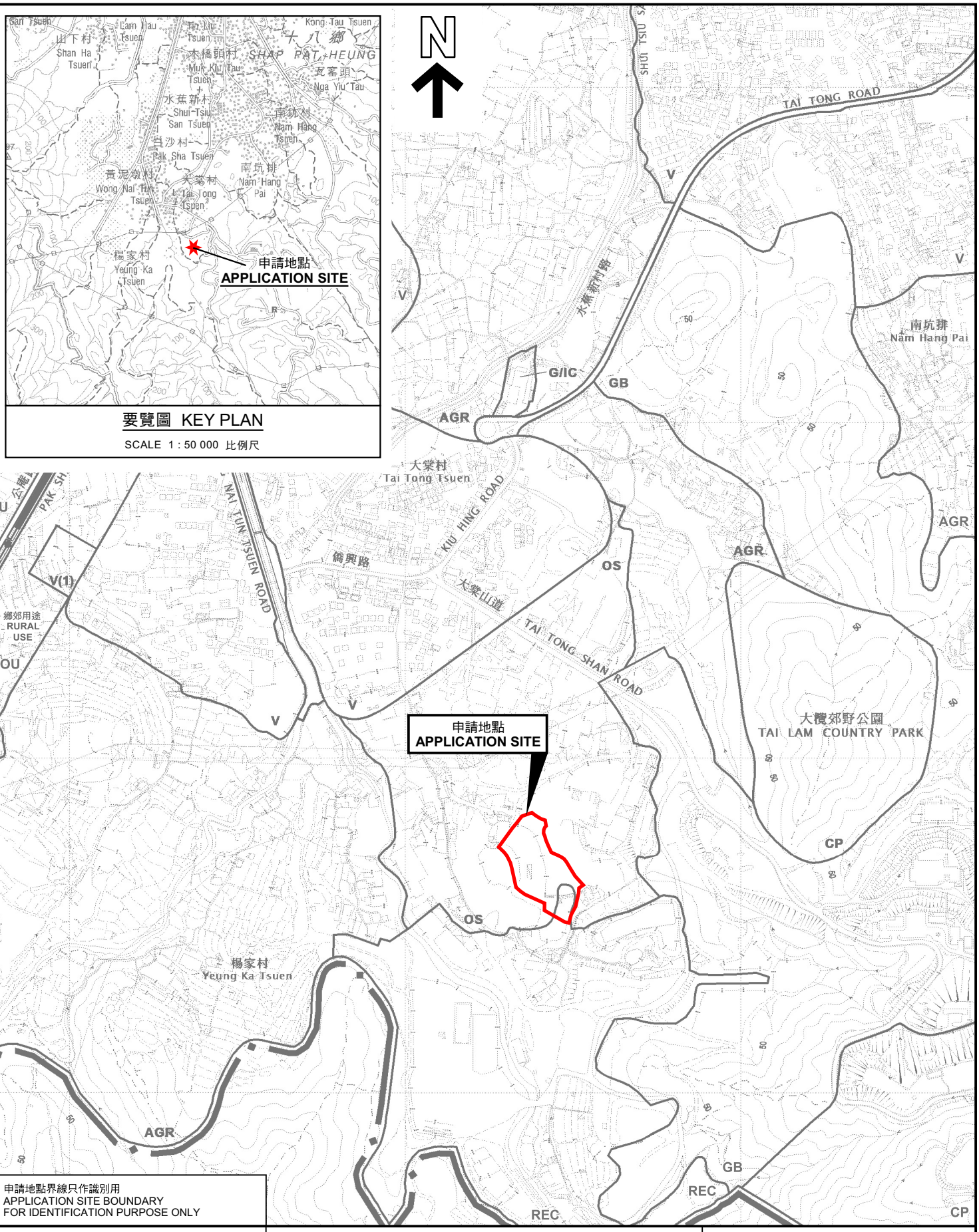
(摘錄自申請人於 3.12.2024 呈交的申請書)
(Extract from Applicant's Submission of 3.12.2024)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL-TT/683	A-5



(摘錄自申請人於 3. 12. 2024 呈交的申請書)
(Extract from Applicant's Submission of 3.12.2024)

參考編號 REFERENCE No.	繪圖 DRAWING
A/YL-TT/683	A-6



要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺

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12月30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 30.12.2024
BASED ON OUTLINE ZONING PLAN No.
S/YL-TT/20 APPROVED ON 5.12.2023

位置圖 LOCATION PLAN

擬議臨時貨倉(危險品倉庫除外)及有關附屬設施(為期3年)
元朗大棠丈量約份第117約地段第1477號A分段第1小分段(部分)、第1481號(部分)、第1483號(部分)、第1484號B分段(部分)、第1484號C分段、第1484號D分段(部分)、第1484號E分段、第1484號F分段、第1484號C分段(部分)、第1485號(部分)及第1486號(部分)及毗連政府土地
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
LOTS 1477 S.A ss.1 (PART), 1481 (PART), 1483 (PART), 1484 S.B (PART), 1484 S.C, 1484 S.D (PART), 1484 S.E, 1484 S.F, 1484 S.G (PART), 1485 (PART) AND 1486 (PART) IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG

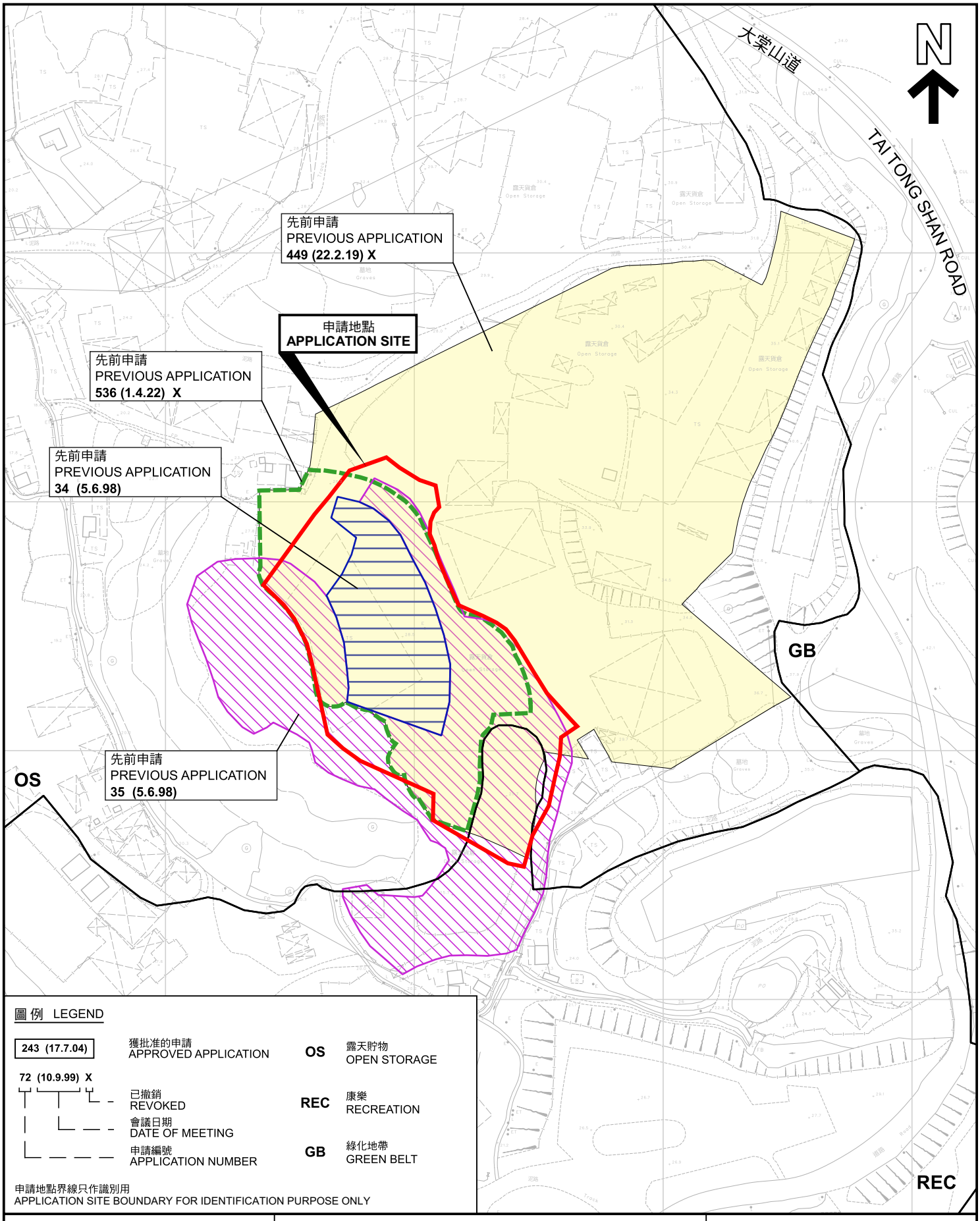
SCALE 1 : 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/YL-TT/683

圖 PLAN
A-1a



圖例 LEGEND

243 (17.7.04)	獲批准的申請 APPROVED APPLICATION	OS	露天貯物 OPEN STORAGE
72 (10.9.99) X	已撤銷 REVOKED	REC	康樂 RECREATION
	會議日期 DATE OF MEETING	GB	綠化地帶 GREEN BELT
	申請編號 APPLICATION NUMBER		

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

本摘要圖於2025年1月16日擬備，所根據的資料為測量圖編號 6-NW-24D
EXTRACT PLAN PREPARED ON 16.1.2025 BASED ON SURVEY SHEET No. 6-NW-24D

先前申請圖 PREVIOUS APPLICATIONS PLAN

擬議臨時貨倉(危險品倉庫除外)及有關附屬設施(為期3年)
元朗大棠丈量約份第117約地段第1477號A分段第1小分段(部分)、第1481號(部分)、第1483號(部分)、第1484號B分段(部分)、第1484號C分段、第1484號D分段(部分)、第1484號E分段、第1484號F分段、第1484號G分段(部分)、第1485號(部分)及第1486號(部分)及毗連政府土地
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
LOTS 1477 S.A ss.1 (PART), 1481 (PART), 1483 (PART), 1484 S.B (PART), 1484 S.C, 1484 S.D (PART), 1484 S.E, 1484 S.F, 1484 S.G (PART), 1485 (PART) AND 1486 (PART) IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG

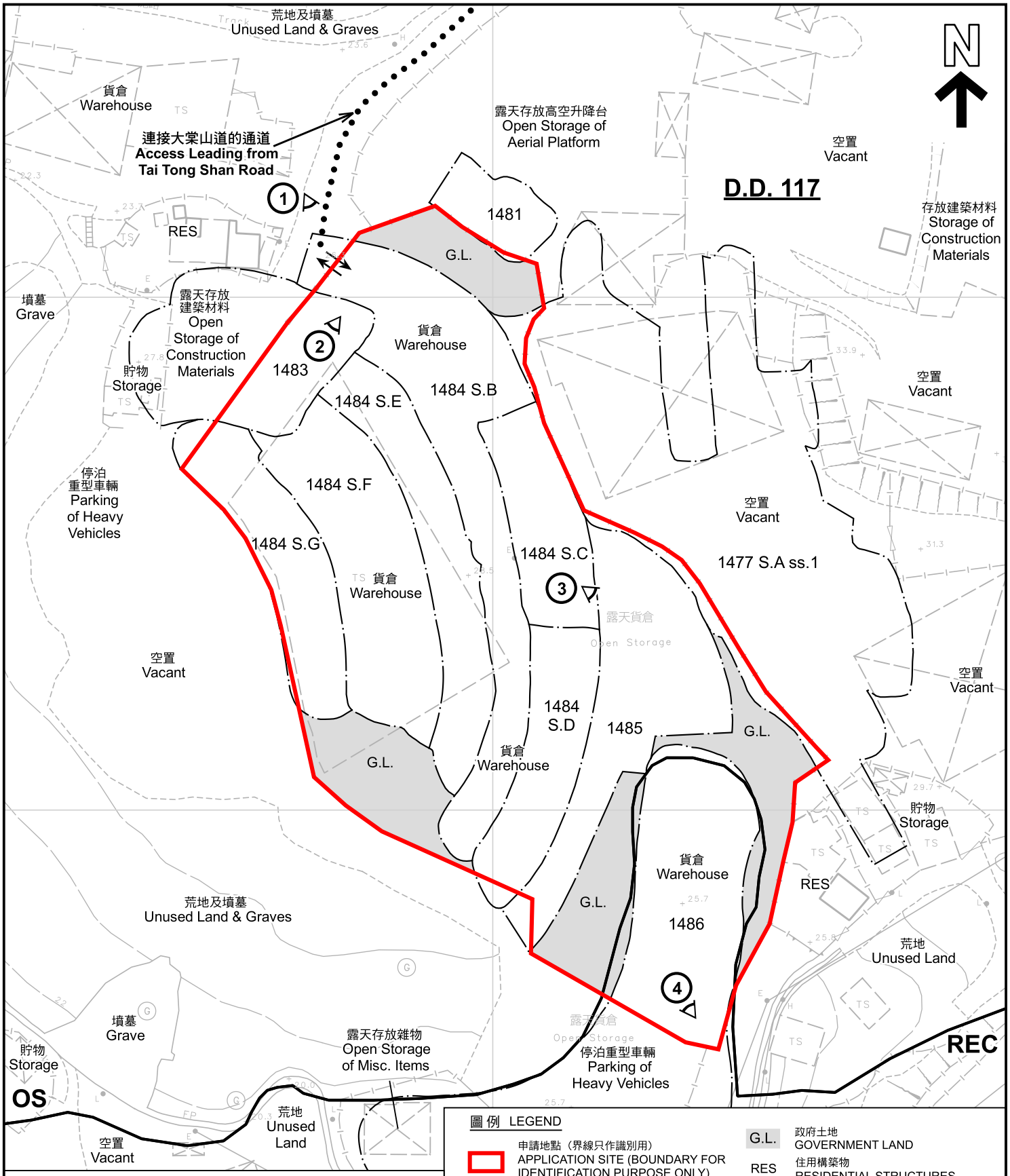
SCALE 1 : 2 000 比例尺

米 METRES 40 0 40 80 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/YL-TT/683

圖 PLAN
A-1b



圖例 LEGEND

申請地點（界線只作識別用） APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)	G.L. 政府土地 GOVERNMENT LAND
OS 露天貯物 OPEN STORAGE	RES 住用構築物 RESIDENTIAL STRUCTURES
REC 康樂 RECREATION	① 實地照片的觀景點 VIEWING POINT OF SITE PHOTO
	入口/出口 INGRESS / EGRESS

註釋 Notes：

2024年12月10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 10.12.2024

本摘要圖於2025年1月3日擬備，所根據的資料為測量圖編號 6-NW-24D
EXTRACT PLAN PREPARED ON 3.1.2025 BASED ON SURVEY SHEET No. 6-NW-24D

平面圖 SITE PLAN

擬議臨時貨倉（危險品倉庫除外）及有關附屬設施（為期3年）
元朗大棠丈量約份第117約地段第1477號A分段第1小分段（部分）、第1481號（部分）、第1483號（部分）、第1484號B分段（部分）、第1484號C分段、第1484號D分段（部分）、第1484號E分段、第1484號F分段、第1484號C分段（部分）、第1485號（部分）及第1486號（部分）及毗連政府土地
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
LOTS 1477 S.A ss.1 (PART), 1481 (PART), 1483 (PART), 1484 S.B (PART), 1484 S.C, 1484 S.D (PART), 1484 S.E, 1484 S.F, 1484 S.G (PART), 1485 (PART) AND 1486 (PART) IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG

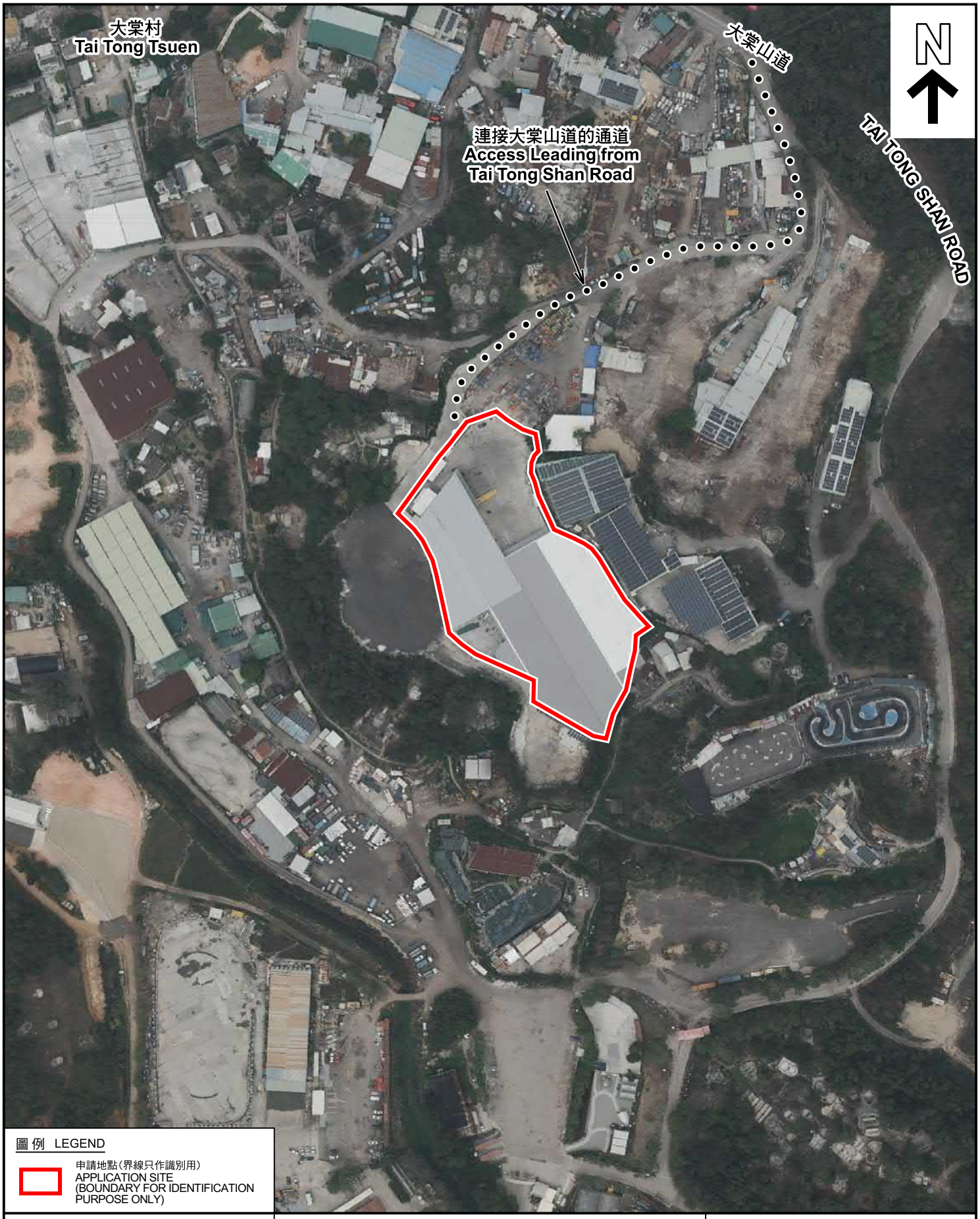
SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/YL-TT/683

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2024年1月7日擬備，所根據的資料為地政總署於2024年3月19日拍得的航攝照片編號 E219695C
EXTRACT PLAN PREPARED ON 7.1.2025 BASED ON AERIAL PHOTO No. E219695C TAKEN ON 19.3.2024 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議臨時貨倉(危險品倉庫除外)及有關附屬設施(為期3年)
元朗大棠丈量約份第117約地段第1477號A分段第1小分段(部分)、第1481號(部分)、第1483號(部分)、第1484號B分段(部分)、第1484號C分段、第1484號D分段(部分)、第1484號E分段、第1484號F分段、第1484號G分段(部分)、第1485號(部分)及第1486號(部分)及毗連政府土地
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
LOTS 1477 S.A ss.1 (PART), 1481 (PART), 1483 (PART), 1484 S.B (PART), 1484 S.C, 1484 S.D (PART), 1484 S.E, 1484 S.F, 1484 S.G (PART), 1485 (PART) AND 1486 (PART) 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/683

圖 PLAN
A-3

本圖於2025年1月7日擬備，所根據的
資料為攝於2024年12月10日的實地照片
PLAN PREPARED ON 7.1.2025
BASED ON SITE PHOTOS
TAKEN ON 10.12.2024

實地照片 SITE PHOTOS

擬議臨時貨倉(危險品倉庫除外)及有關附屬設施(為期3年)
元朗大棠丈量約份第117約地段第1477號A分段第1小分段(部分)、第1481號(部分)、第1483號(部分)、第1484號B分段(部分)、第1484號C分段、第1484號D分段(部分)、第1484號E分段、第1484號F分段、第1484號G分段(部分)、第1485號(部分)及第1486號(部分)及毗連政府土地
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
LOTS 1477 S.A ss.1 (PART), 1481 (PART), 1483 (PART), 1484 S.B (PART), 1484 S.C, 1484 S.D (PART), 1484 S.E, 1484 S.F, 1484 S.G (PART), 1485 (PART) AND 1486 (PART) 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/683

圖 PLAN
A-4