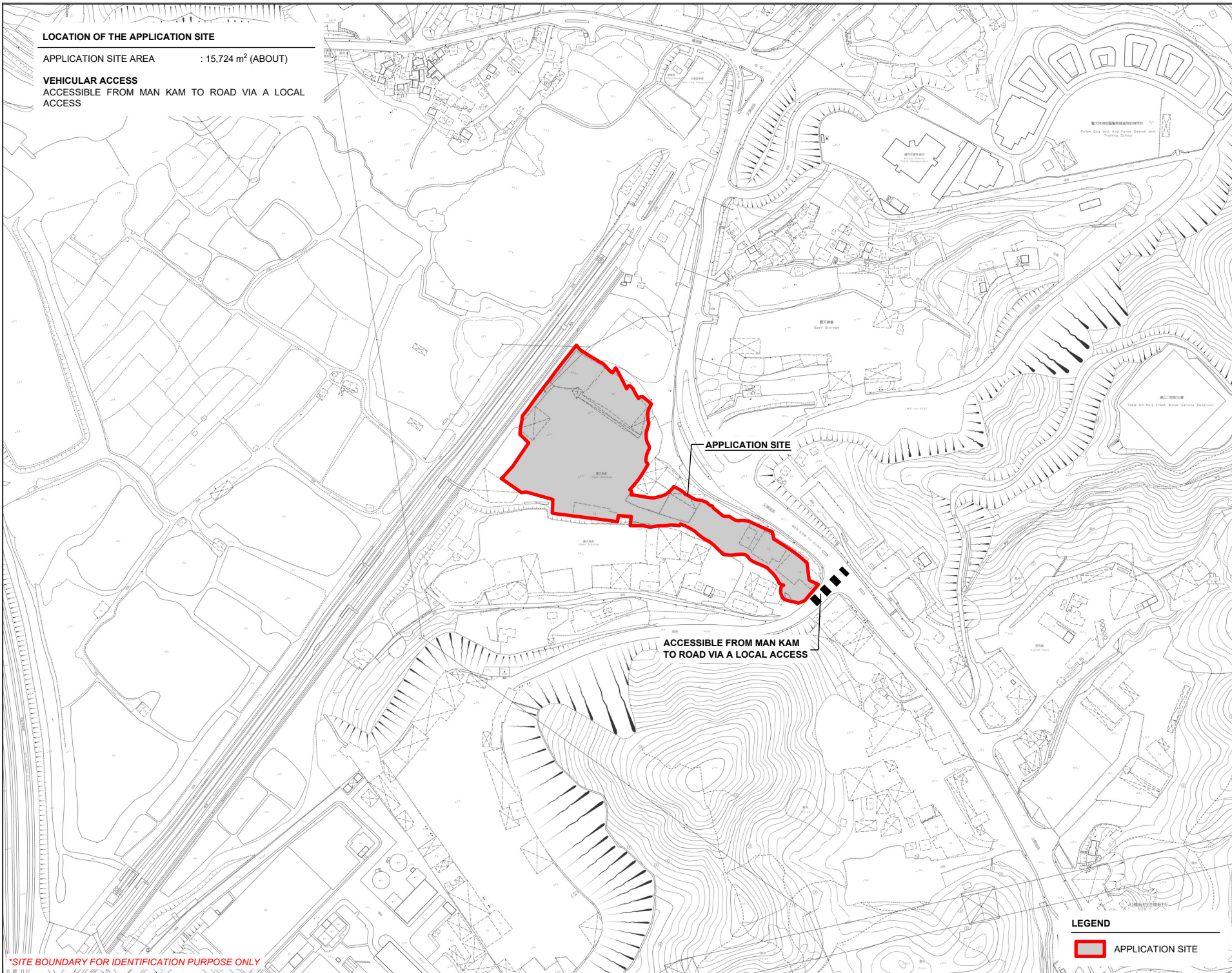
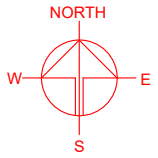


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 15,724 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM MAN KAM TO ROAD VIA A LOCAL ACCESS



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND
[Red outline box] APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

TEMPORARY (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, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE
1 : 4000 @ A4

DRAWN BY	DATE
MN	24.11.2023
REVISED BY	DATE
APPROVED BY	DATE

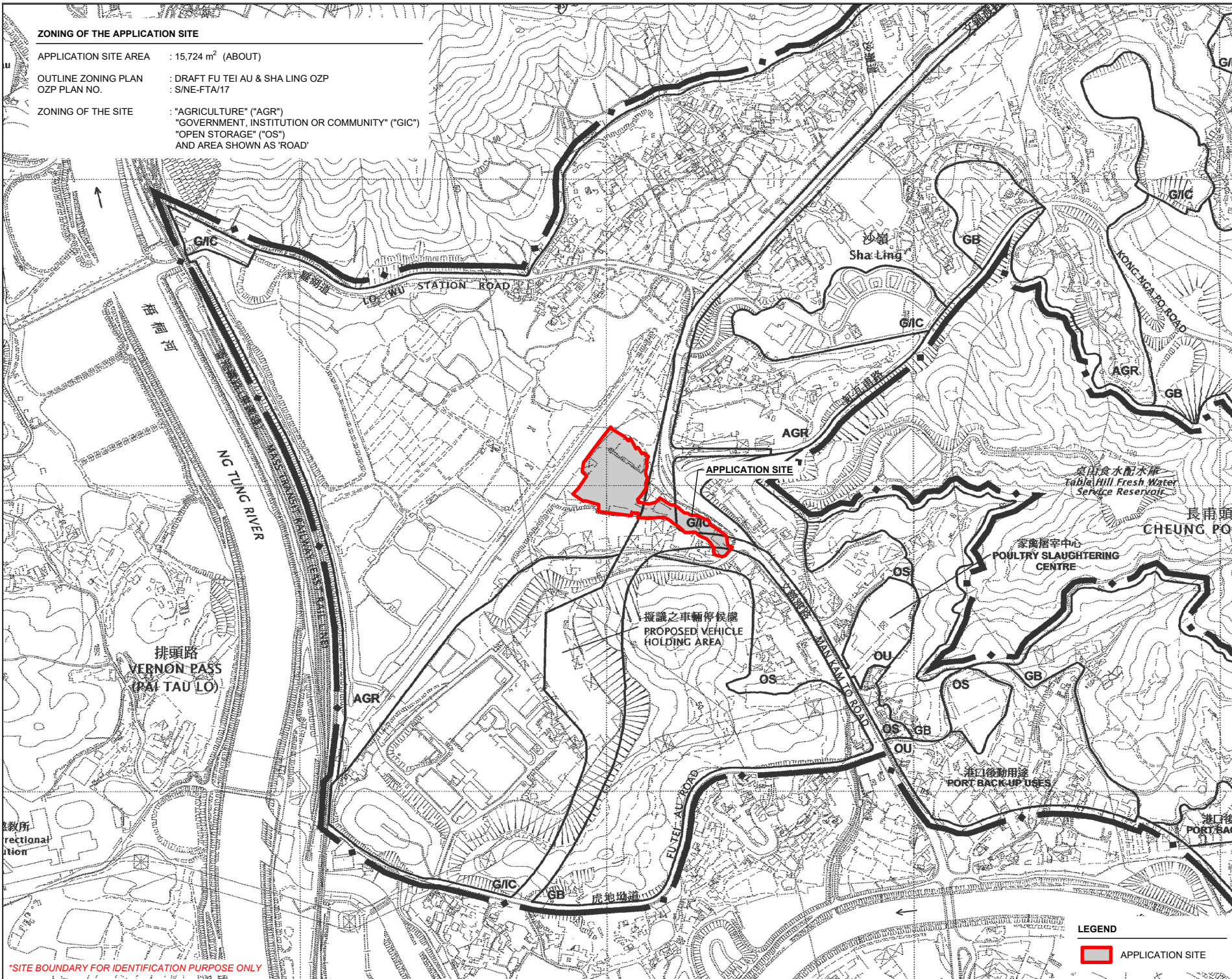
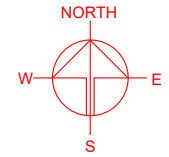
DWG. TITLE LOCATION PLAN	
DWG. NO. PLAN 1	VER. 001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 15,724 m² (ABOUT)

OUTLINE ZONING PLAN : DRAFT FU TEI AU & SHA LING OZP
OZP PLAN NO. : S/NE-FTA/17

ZONING OF THE SITE : "AGRICULTURE" ("AGR")
"GOVERNMENT, INSTITUTION OR COMMUNITY" ("G/C")
"OPEN STORAGE" ("OS")
AND AREA SHOWN AS 'ROAD'



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

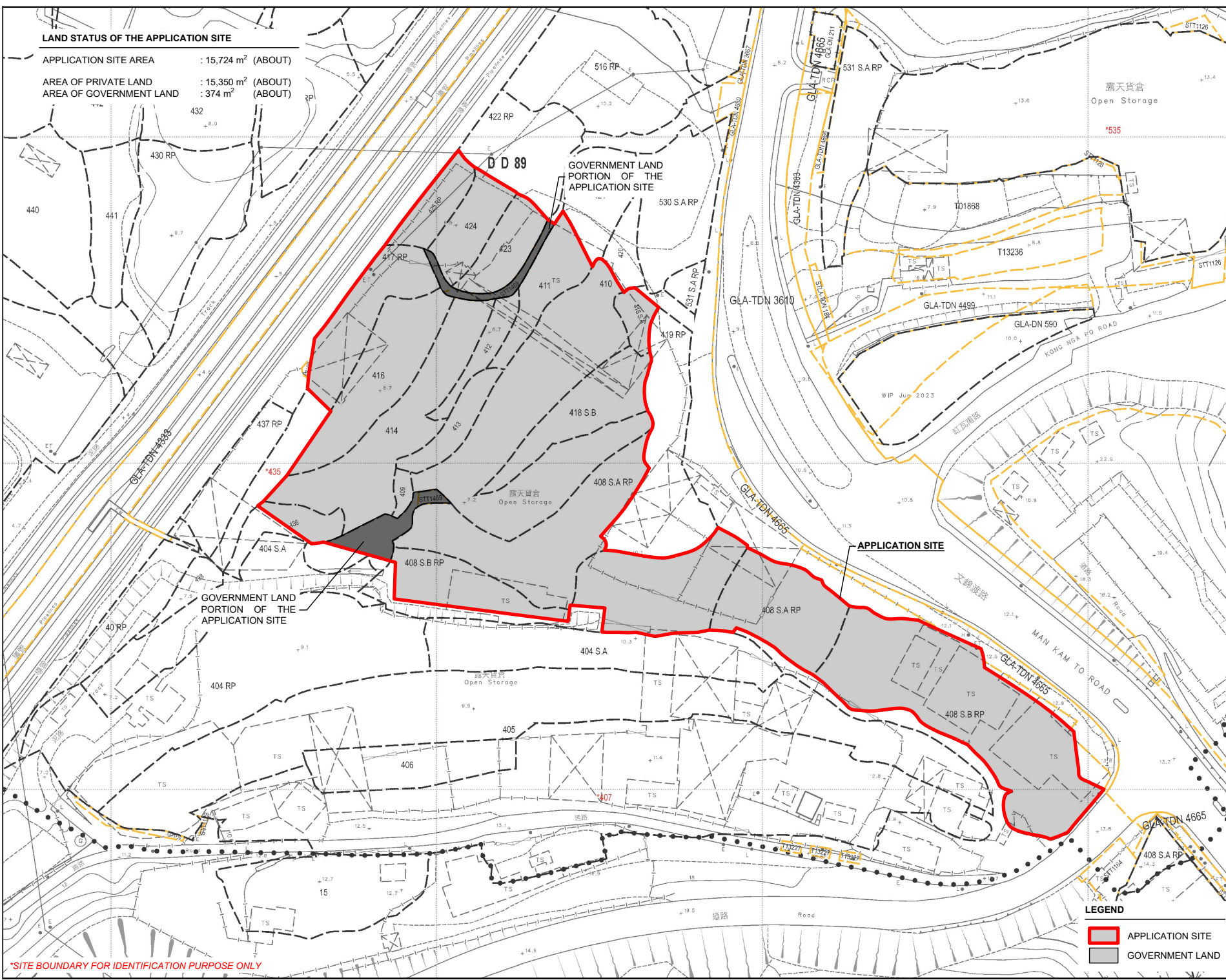
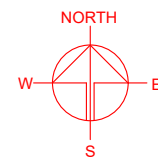
PROJECT
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE 1 : 8000 @ A4	
DRAWN BY MN	DATE 24.11.2023
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE ZONING OF THE SITE	
DWG. NO. PLAN 2	VER. 001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 15,724 m² (ABOUT)
 AREA OF PRIVATE LAND : 15,350 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 374 m² (ABOUT)



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND

PLANNING CONSULTANT

PROJECT

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

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

SITE LOCATION

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE
1: 1500 @ A4

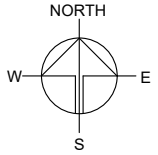
DRAWN BY MN	DATE 24.11.2023
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE LAND STATUS OF THE SITE	
DWG NO. PLAN 3	VER. 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 15,724 m ²	(ABOUT)
COVERED AREA	: 8,624 m ²	(ABOUT)
UNCOVERED AREA	: 7,100 m ²	(ABOUT)
PLOT RATIO	: 1.1	(ABOUT)
SITE COVERAGE	: 55%	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 17,248 m ²	(ABOUT)
TOTAL GFA	: 17,248 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 13 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) AND FIRE SERVICE INSTALLATIONS	8,408 m ² (ABOUT)	16,816 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		8,624 m² (ABOUT)	17,248 m² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (MGV)
	LOADING / UNLOADING 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, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY: MN DATE: 24.11.2023

REVISED BY: DATE:

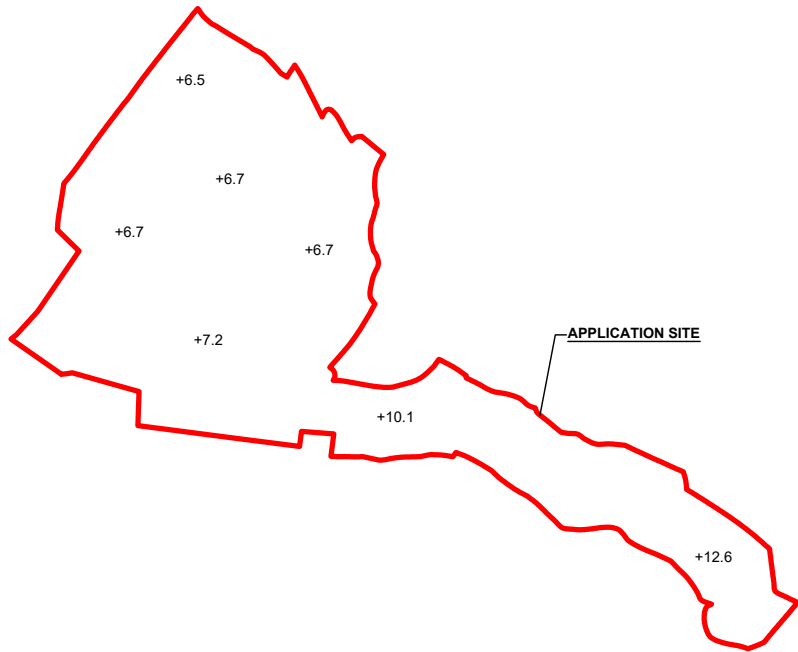
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
DWG. TITLE
LAYOUT PLAN

DWG. NO.: PLAN 4 VER.: 001

APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 15,724 m² (ABOUT)
 SITE LEVELS BEFORE FILLING OF LAND : +6.5 mPD TO +12.6 mPD (ABOUT)

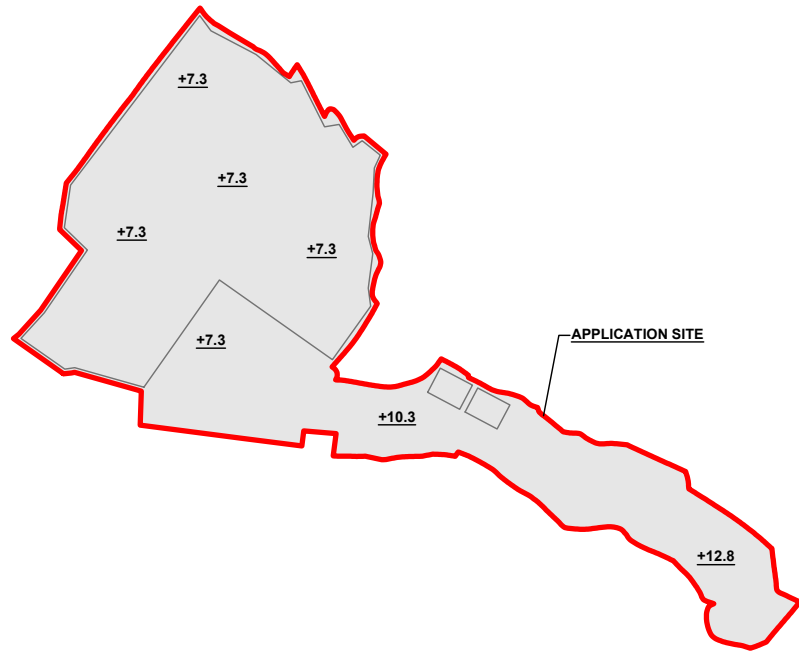





LEGEND
 APPLICATION SITE
 +3.4 SITE LEVEL

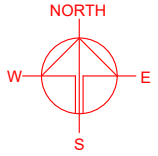
SITE LEVELS ARE FOR REFERENCE ONLY.

EXISTING FILLING OF LAND AREA

APPLICATION SITE AREA : 15,724 m² (ABOUT)
 COVERED BY STRUCTURE : 8,624 m² (ABOUT)
 PROPOSED LAND FILLING AREA : 15,724m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.8 m
 PROPOSED SITE LEVELS : +7.3 mPD TO +12.8 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 USE : SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE



LEGEND
 APPLICATION SITE
 LAND FILLING AREA
 +3.4 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, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE

1 : 2500 @ A4

DRAWN BY	DATE
MN	24.11.2023

REVISED BY	DATE

APPROVED BY	DATE

DWG. TITLE
 FILLING OF LAND

DWG NO.	VER.
PLAN 5	001

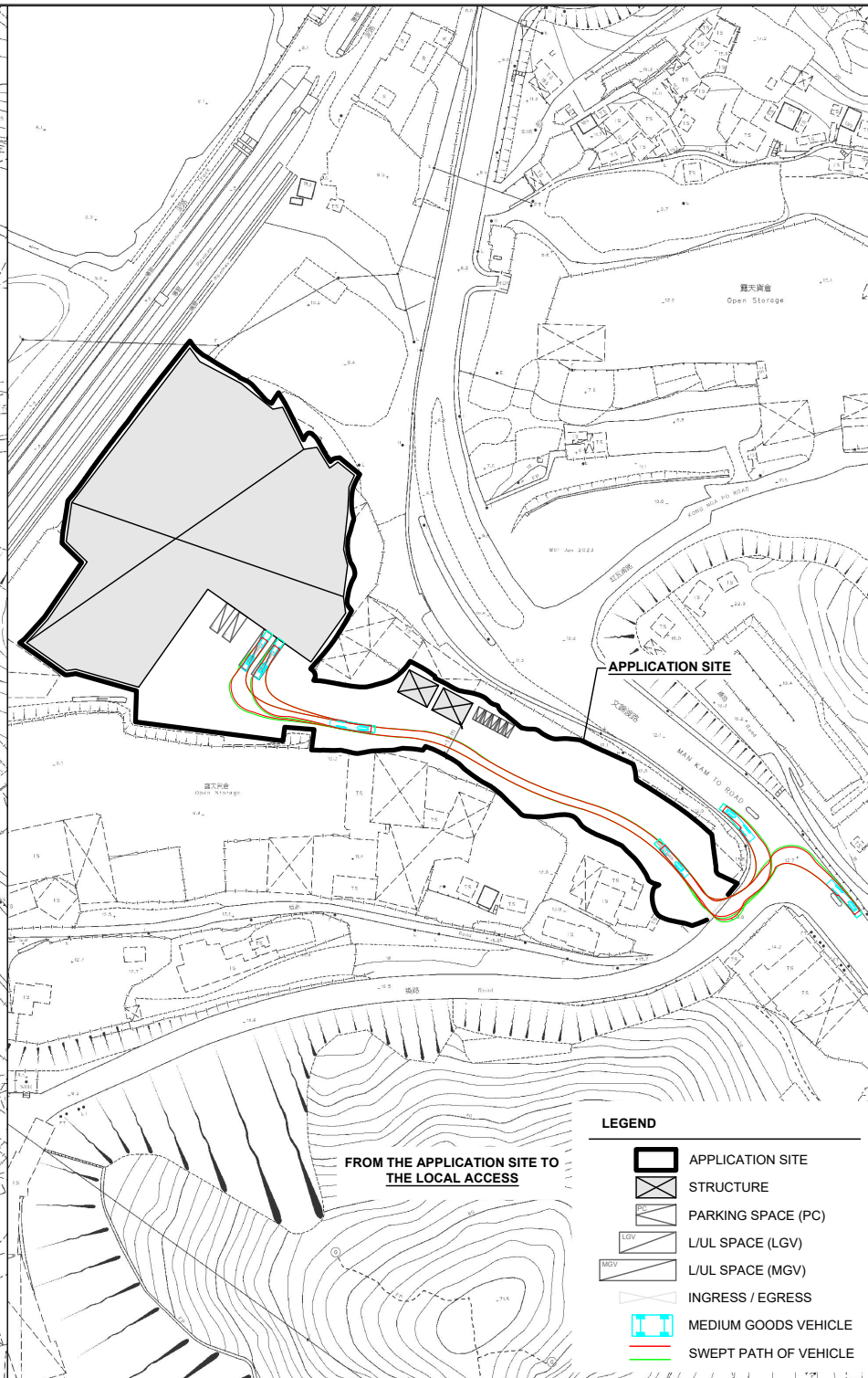
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



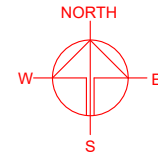
FROM THE LOCAL ACCESS TO THE APPLICATION SITE



FROM THE APPLICATION SITE TO THE LOCAL ACCESS

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/LUL SPACE (LGV)
	L/LUL SPACE (MGV)
	INGRESS / EGRESS
	MEDIUM GOODS VEHICLE
	SWEPT PATH OF VEHICLE



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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, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE 1 : 800 @ A4	
DRAWN BY MN	DATE 28.11.2
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS	
DWG NO. PLAN 6	VER. 002