

## **LIST OF PLANS**

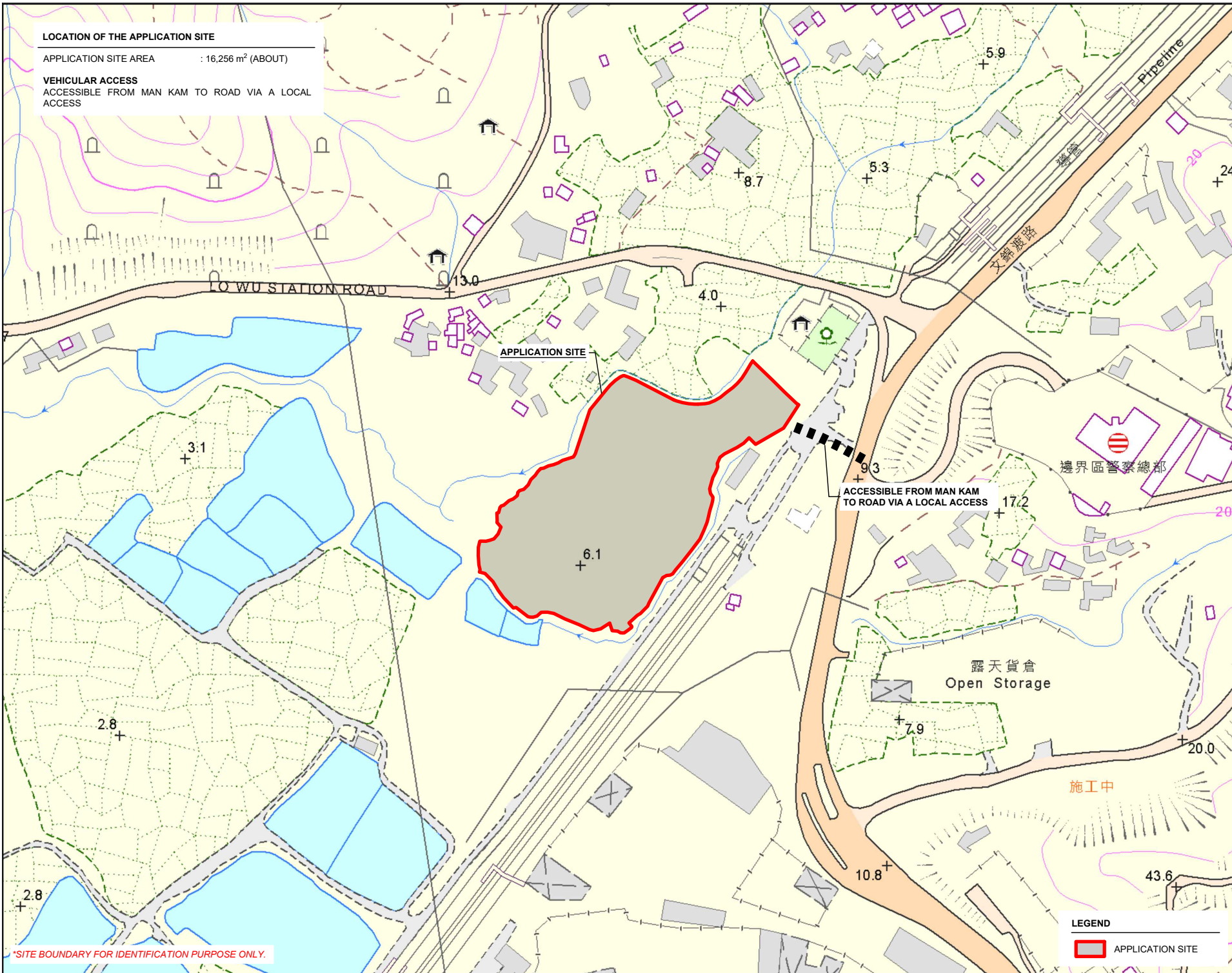
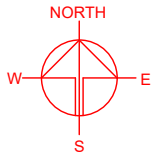
<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan showing the Zoning of the Application Site
<b>Plan 3</b>	Plan showing the Land Status of the Application Site
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**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 16,256 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**

ACCESSIBLE FROM MAN KAM TO ROAD VIA A LOCAL ACCESS



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

 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)

SITE LOCATION

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

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

17.5.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG. NO.

PLAN 1

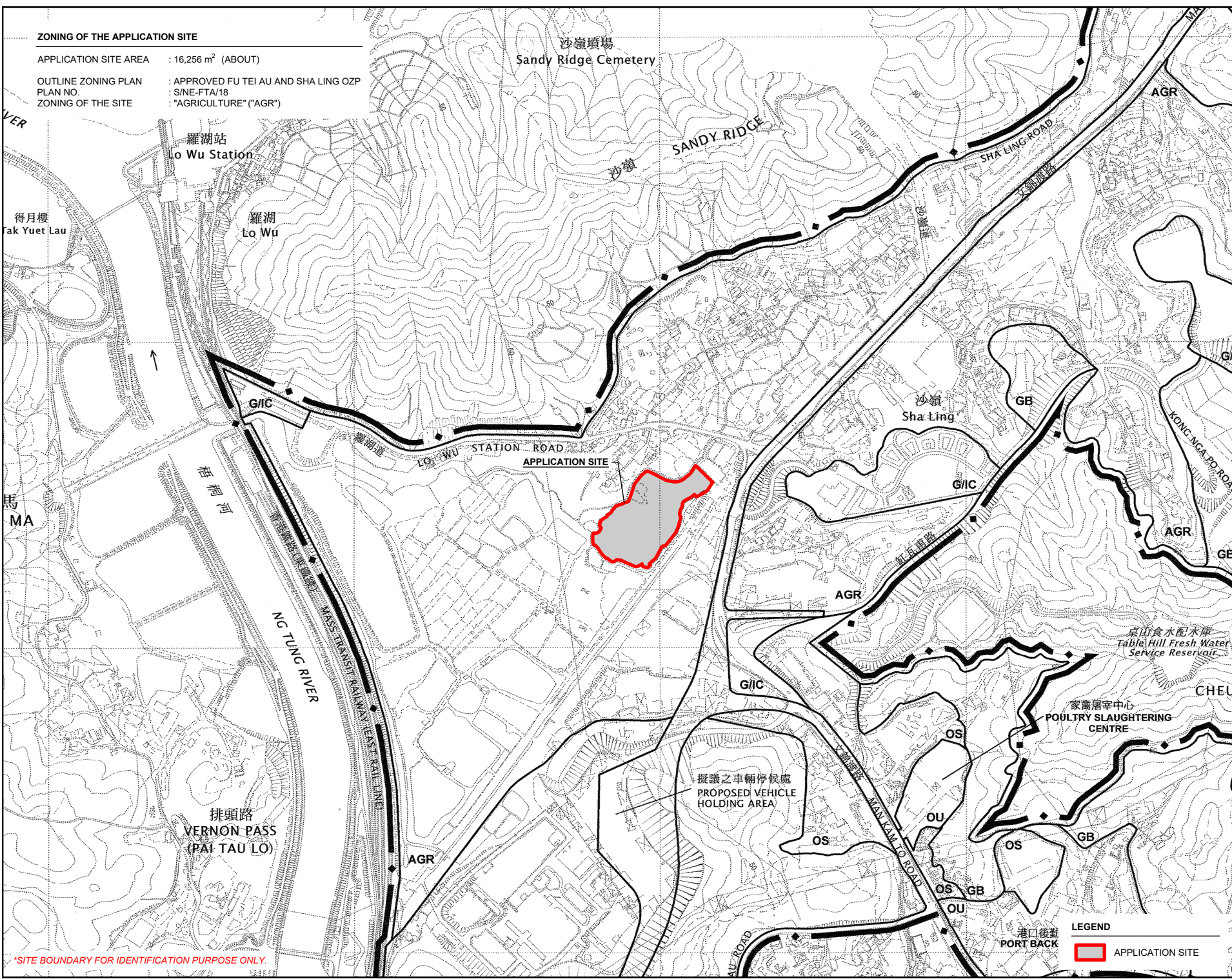
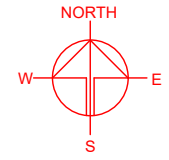
VER.

001



**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 16,256 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED FU TEI AU AND SHA LING OZP  
 PLAN NO. : S/NE-FTA/18  
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

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

SITE LOCATION

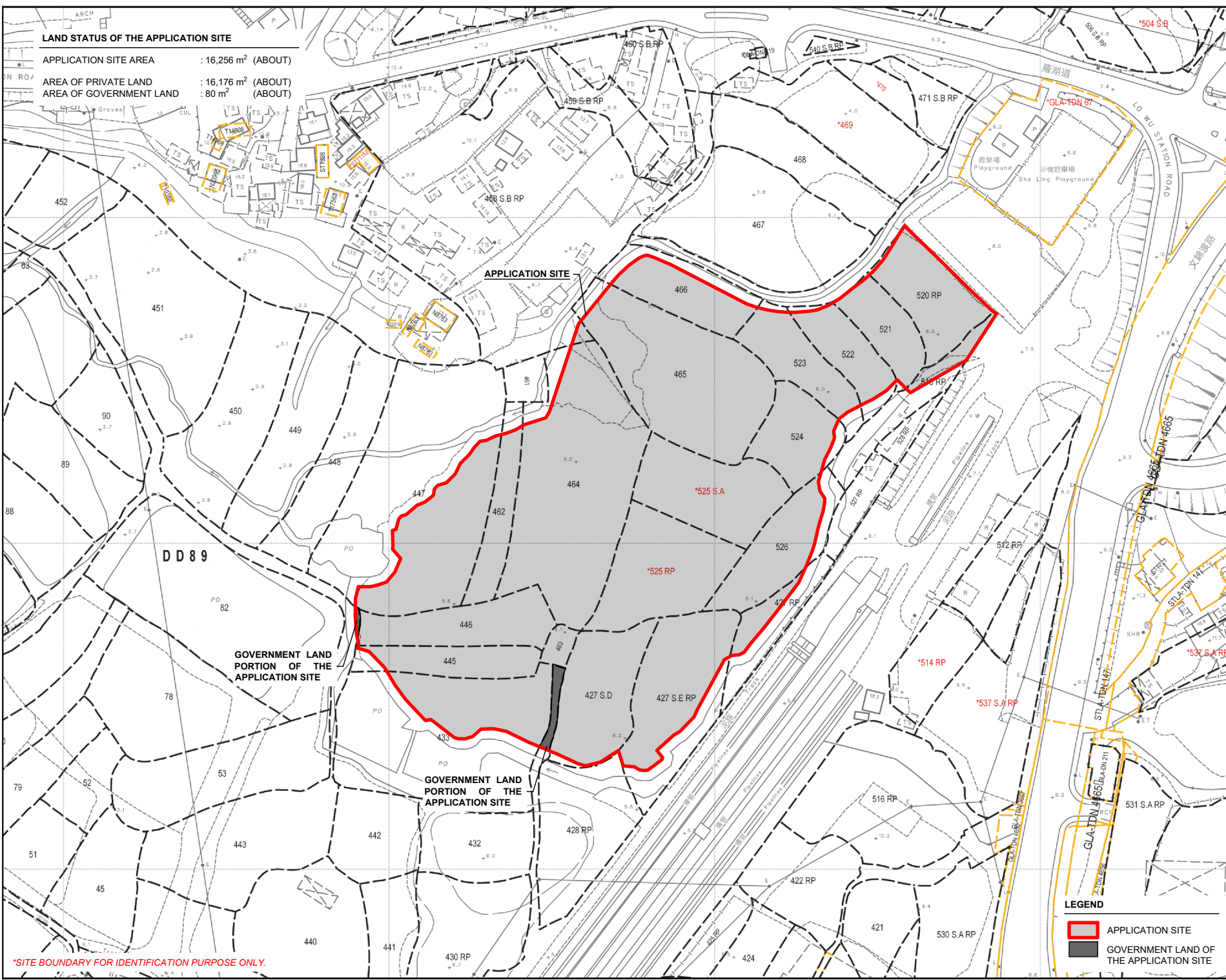
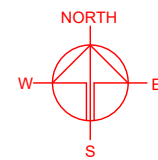
VARIOUS LOTS IN D.D.89 AND ADJOINING GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

SCALE	
1 : 8000 @ A4	
DRAWN BY	DATE
MN	17.5.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ZONING OF THE SITE	
DWG NO.	VER.
PLAN 2	001



**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 16,256 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 16,176 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 80 m<sup>2</sup> (ABOUT)



\*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  
 TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

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 LAND STATUS OF THE SITE	
DWG. NO. PLAN 3	VER. 001

**LEGEND**

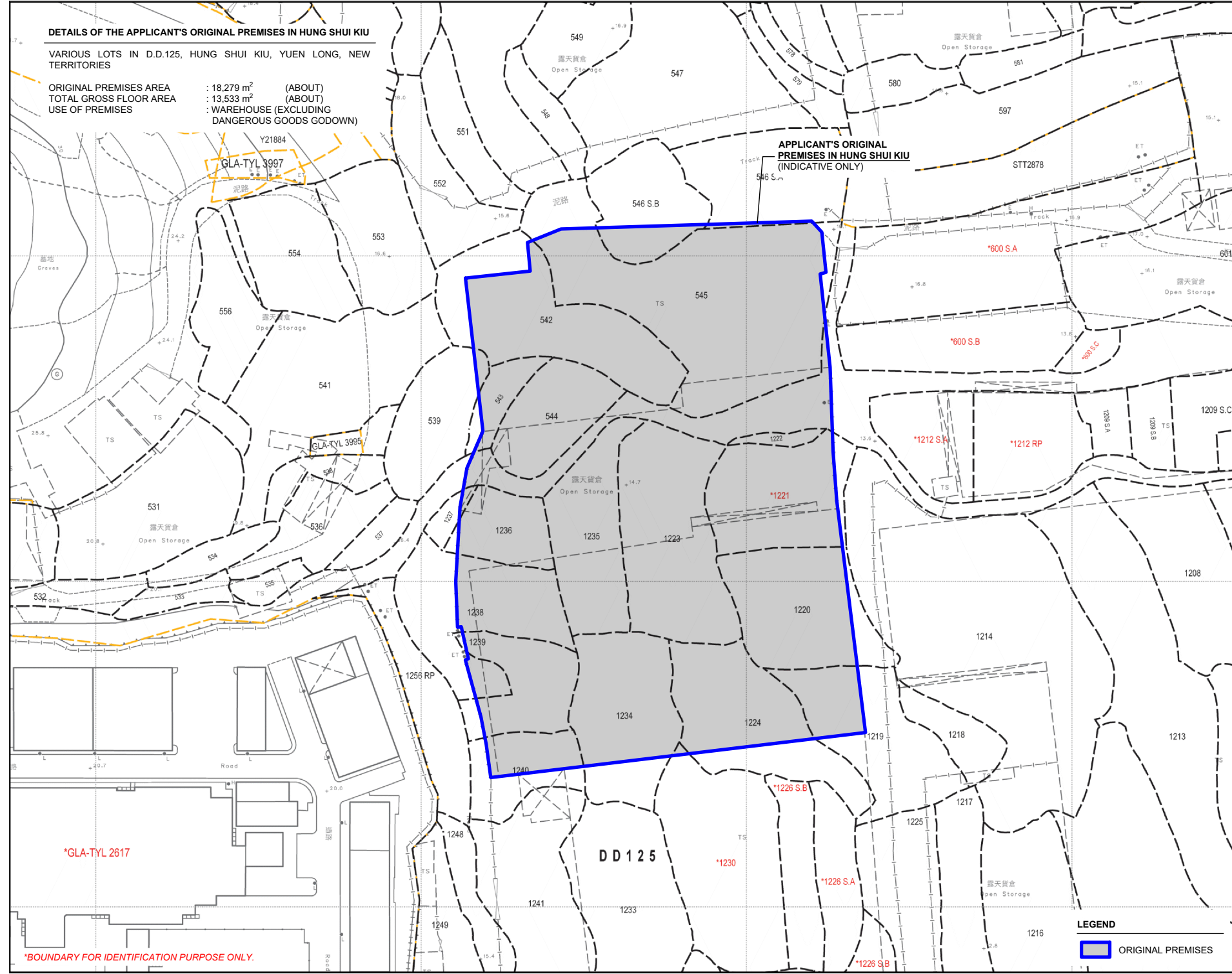
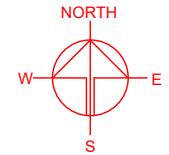
- APPLICATION SITE
- GOVERNMENT LAND OF THE APPLICATION SITE



**DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU**

VARIOUS LOTS IN D.D.125, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

ORIGINAL PREMISES AREA : 18,279 m<sup>2</sup> (ABOUT)  
 TOTAL GROSS FLOOR AREA : 13,533 m<sup>2</sup> (ABOUT)  
 USE OF PREMISES : WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)



**APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU (INDICATIVE ONLY)**

\*600 S.A

\*600 S.B

\*600 S.C

\*1212 S.A

\*1212 RP

\*1221

\*1226 S.B

\*1226 S.A

\*1230

\*GLA-TYL 2617

**DD 125**

**LEGEND**  
 ORIGINAL PREMISES

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

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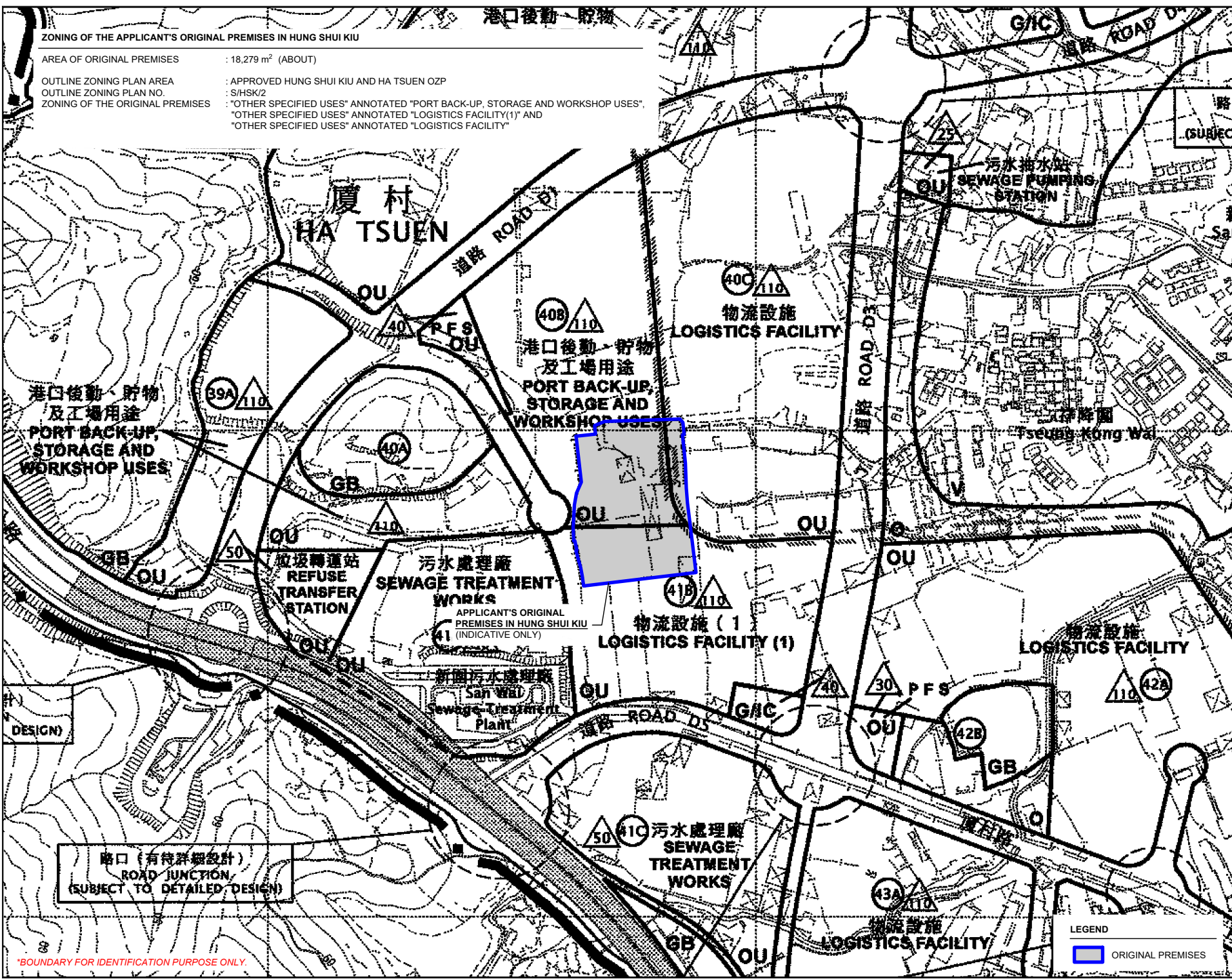
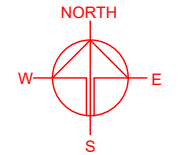
PROJECT  
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND  
 TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

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
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE OP (LOCATION PLAN)	
DWG NO. PLAN 4	VER. 001

ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU

AREA OF ORIGINAL PREMISES	: 18,279 m <sup>2</sup> (ABOUT)
OUTLINE ZONING PLAN AREA	: APPROVED HUNG SHUI KIU AND HA TSUEN OZP
OUTLINE ZONING PLAN NO.	: S/HSK/2
ZONING OF THE ORIGINAL PREMISES	: "OTHER SPECIFIED USES" ANNOTATED "PORT BACK-UP, STORAGE AND WORKSHOP USES", "OTHER SPECIFIED USES" ANNOTATED "LOGISTICS FACILITY(1)" AND "OTHER SPECIFIED USES" ANNOTATED "LOGISTICS FACILITY"



路口 (有待詳細設計)  
ROAD JUNCTION  
(SUBJECT TO DETAILED DESIGN)

LEGEND  
 ORIGINAL PREMISES

\*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, MAN KAM TO, NEW TERRITORIES

SCALE 1 : 5000 @ A4	
DRAWN BY MN	DATE 17.5.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE OP (ZONING PLAN)	
DWG. NO. PLAN 5	VER. 001



**PHASING OF DEVELOPMENT OF HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA**

AREA OF ORIGINAL PREMISES : 18,279 m<sup>2</sup> (ABOUT)

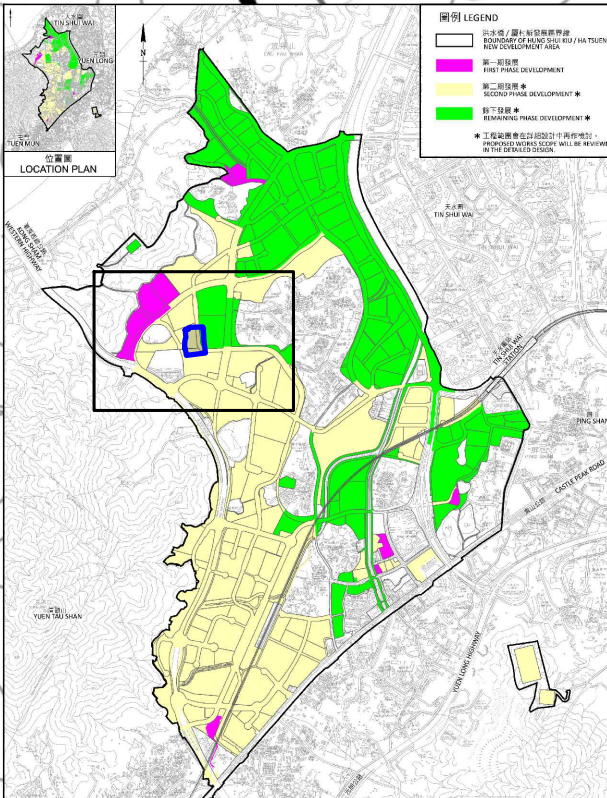
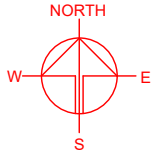
PHASING OF DEVELOPMENT : SECOND PHASE DEVELOPMENT AND REMAINING PHASE DEVELOPMENT

**圖例 LEGEND**

-  洪水橋 / 厦村新發展區界線  
BOUNDARY OF HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA
-  第一期發展  
FIRST PHASE DEVELOPMENT
-  第二期發展 \*  
SECOND PHASE DEVELOPMENT \*
-  餘下發展 \*  
REMAINING PHASE DEVELOPMENT \*

\* 工程範圍會在詳細設計中再作檢討。  
PROPOSED WORKS SCOPE WILL BE REVIEWED IN THE DETAILED DESIGN.

APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU (INDICATIVE ONLY)



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\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

-  ORIGINAL PREMISES

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 : 5000 @ A4

DRAWN BY

MN

DATE

17.5.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

KTN NDA PHASING PLAN

DWG NO.

PLAN 6

VER.

001

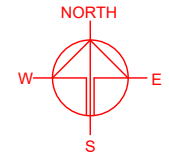
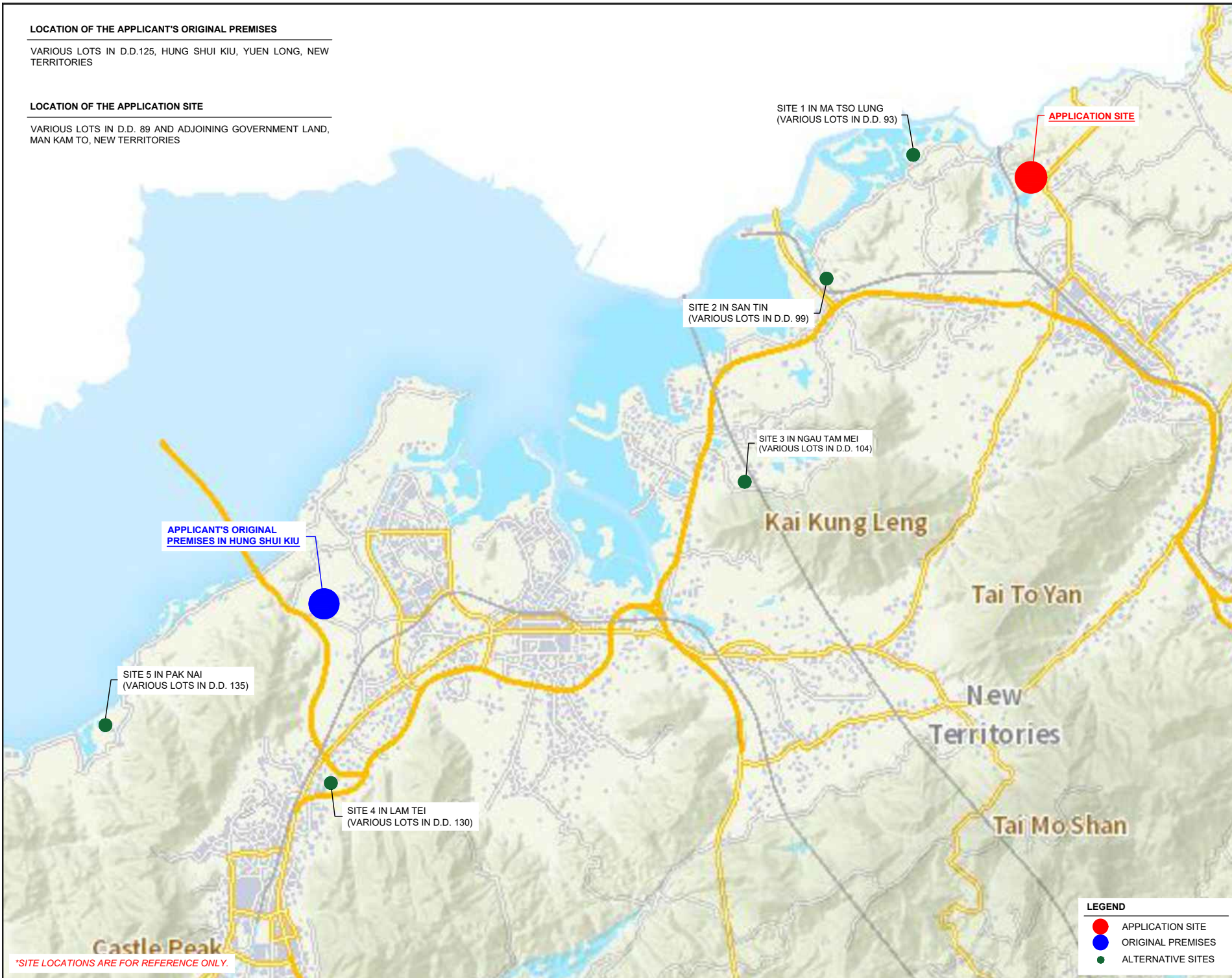


**LOCATION OF THE APPLICANT'S ORIGINAL PREMISES**

VARIOUS LOTS IN D.D.125, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

**LOCATION OF THE APPLICATION SITE**

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



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 ANCILLARY FACILITIES)

SITE LOCATION

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

SCALE	
INDICATIVE ONLY	
DRAWN BY	DATE
MN	17.5.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ALTERNATIVE SITES	
DWG NO.	VER.
PLAN 7	001

**LEGEND**

- APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITES

\*SITE LOCATIONS ARE FOR REFERENCE ONLY.



**EXISTING CONDITION OF THE APPLICATION SITE**

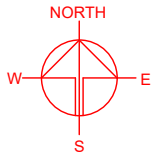
APPLICATION SITE AREA : 16,256 m<sup>2</sup> (ABOUT)

SOURCE OF AERIAL PHOTO : TPB STATUTORY PLANNING PORTAL 3  
MAP INFORMATION : LANDS DEPARTMENT

Land Environmental  
Department Sandy  
Ridge Cemetery Office

Sha Ling  
Playground

APPLICATION SITE



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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

TEMPORARY GOVERNMENT LAND, MAN KAM TO, NEW TERRITORIES

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

CHECKED BY DATE

APPROVED BY DATE

**LEGEND**

APPLICATION SITE

DWG. TITLE  
AERIAL PHOTO OF THE SITE

DWG NO. PLAN 8 VER. 001

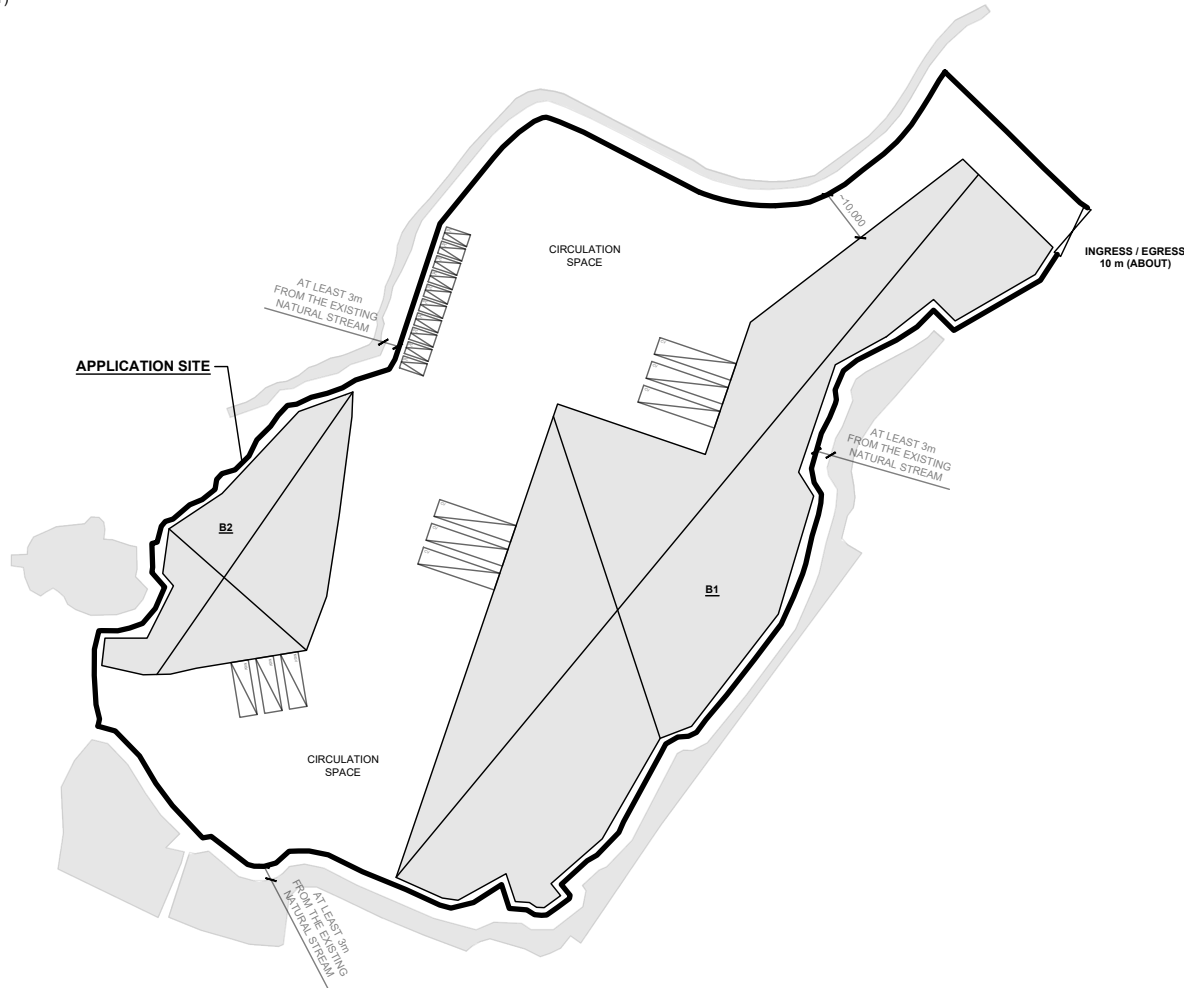
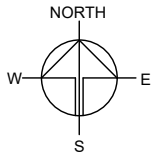
\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 16,256 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 7,369 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 8,887 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.91	(ABOUT)
SITE COVERAGE	: 45 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 14,738 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 14,738 m <sup>2</sup>	(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 <sup>2</sup> (ABOUT)	11,900 m <sup>2</sup> (ABOUT)	16.5 m (ABOUT)(2-STOREY)
B2	WAREHOUSE (EXCL. D.G.G), OFFICE AND WASHROOM	1,419 m <sup>2</sup> (ABOUT)	2,838 m <sup>2</sup> (ABOUT)	16.5 m (ABOUT)(2-STOREY)
<b>TOTAL</b>		<b>7,369 m<sup>2</sup> (ABOUT)</b>	<b>14,738 m<sup>2</sup> (ABOUT)</b>	



**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:

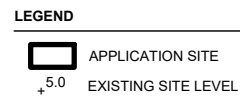
DWG. TITLE  
LAYOUT PLAN

DWG NO. PLAN 9 VER. 001



**EXISTING CONDITION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 16,256 m<sup>2</sup> (ABOUT)  
 EXISTING SITE LEVELS : +5.0 mPD - 6.5 mPD (ABOUT)

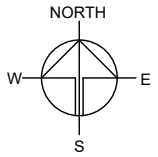
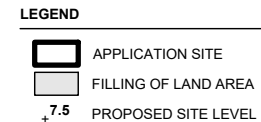
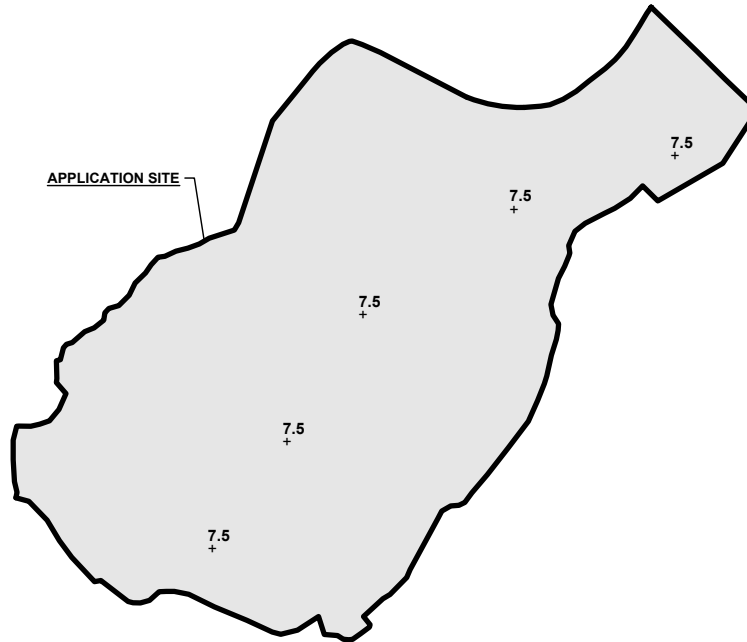


\*SITE LEVELS ARE FOR REFERENCE ONLY.  
 EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

**PROPOSED FILLING OF LAND AT THE APPLICATION SITE**

APPLICATION SITE AREA : 16,256 m<sup>2</sup> (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



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	DATE
MN	17.5.2024

REVISED BY	DATE

APPROVED BY	DATE

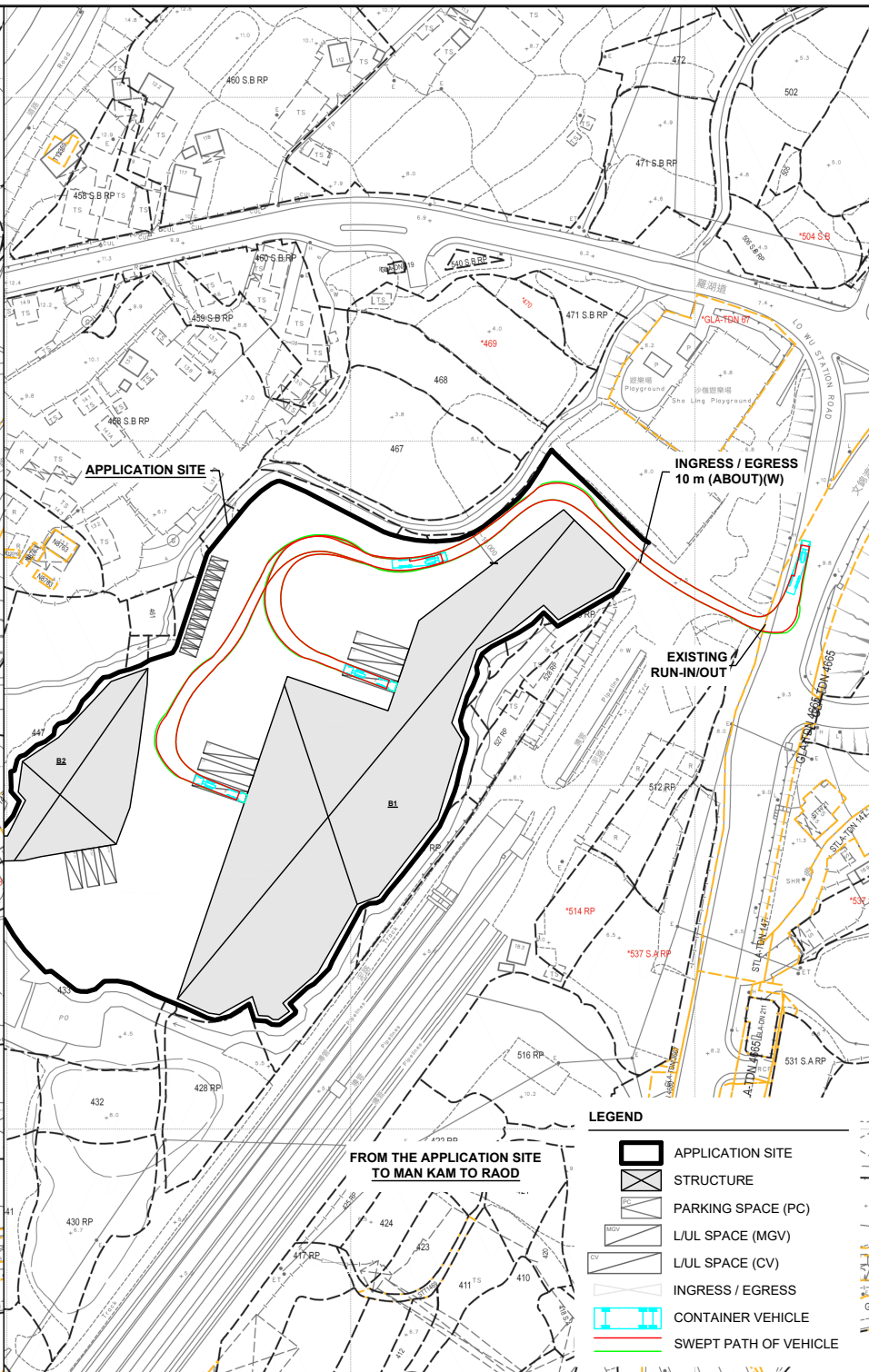
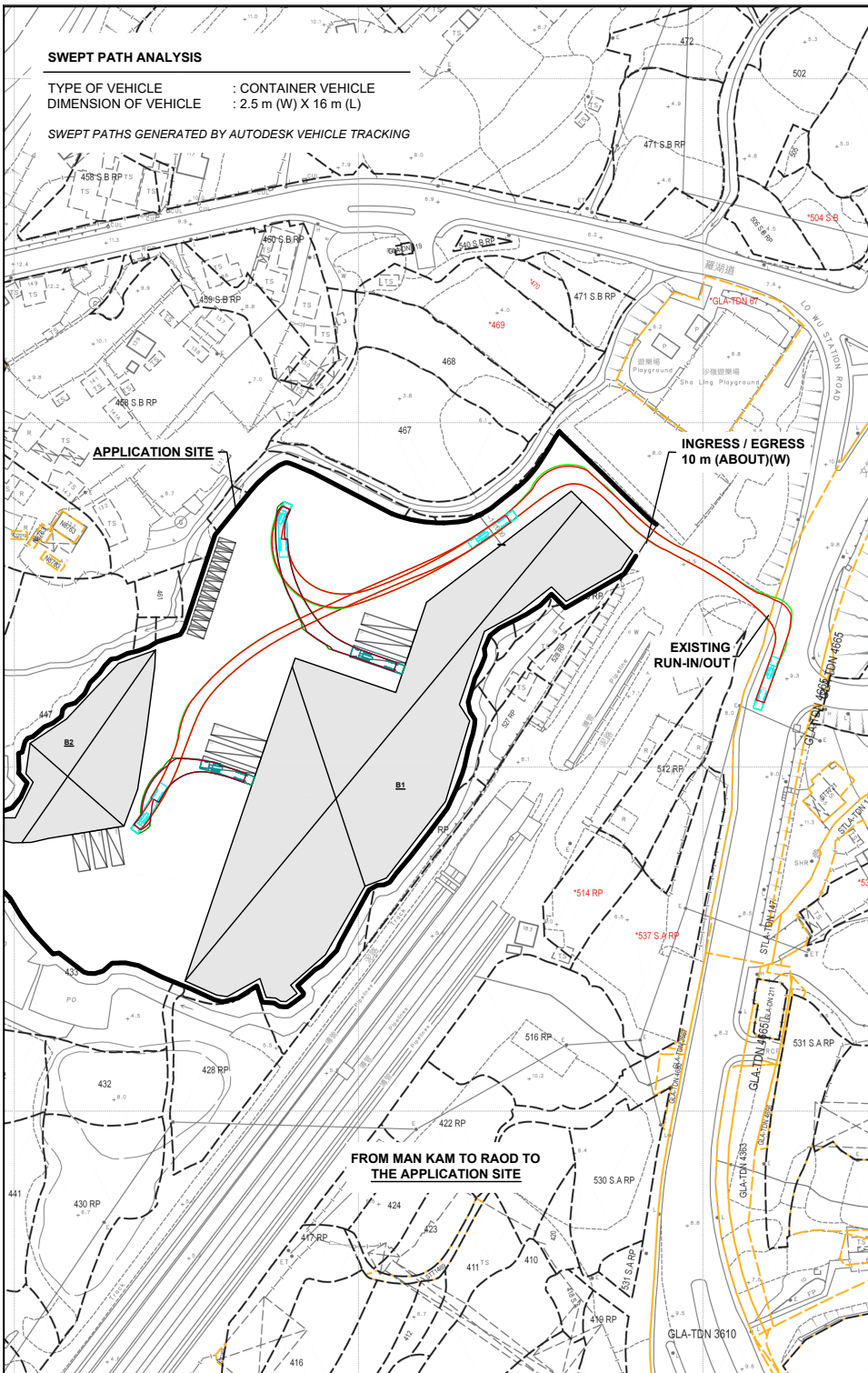
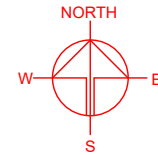
DWG. TITLE  
 FILLING OF LAND

DWG NO. PLAN 10	VER. 001
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**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



**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- L/UL SPACE (MGV)
- L/UL SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEEP PATH OF VEHICLE

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, MAN KAM TO, NEW TERRITORIES

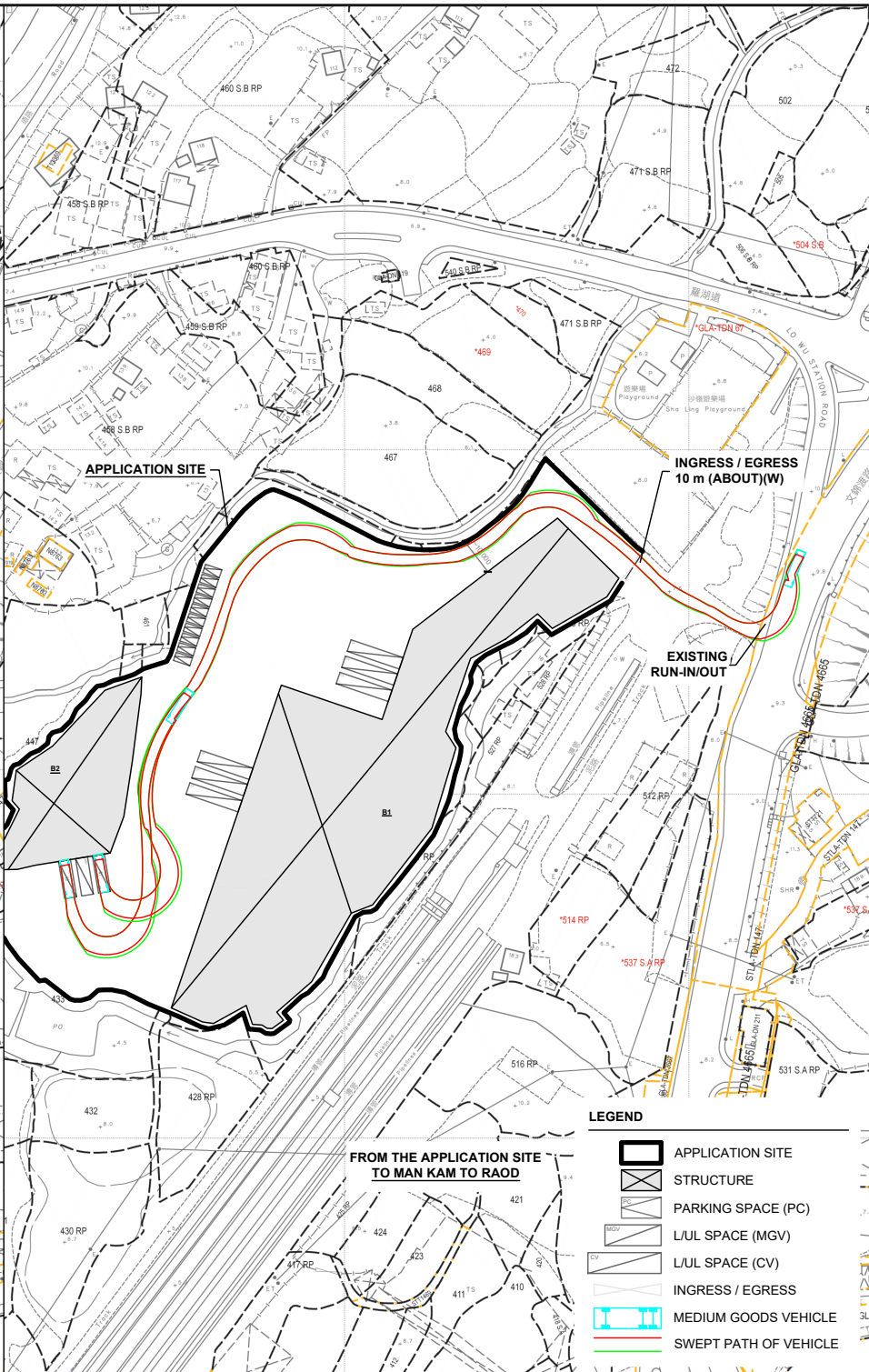
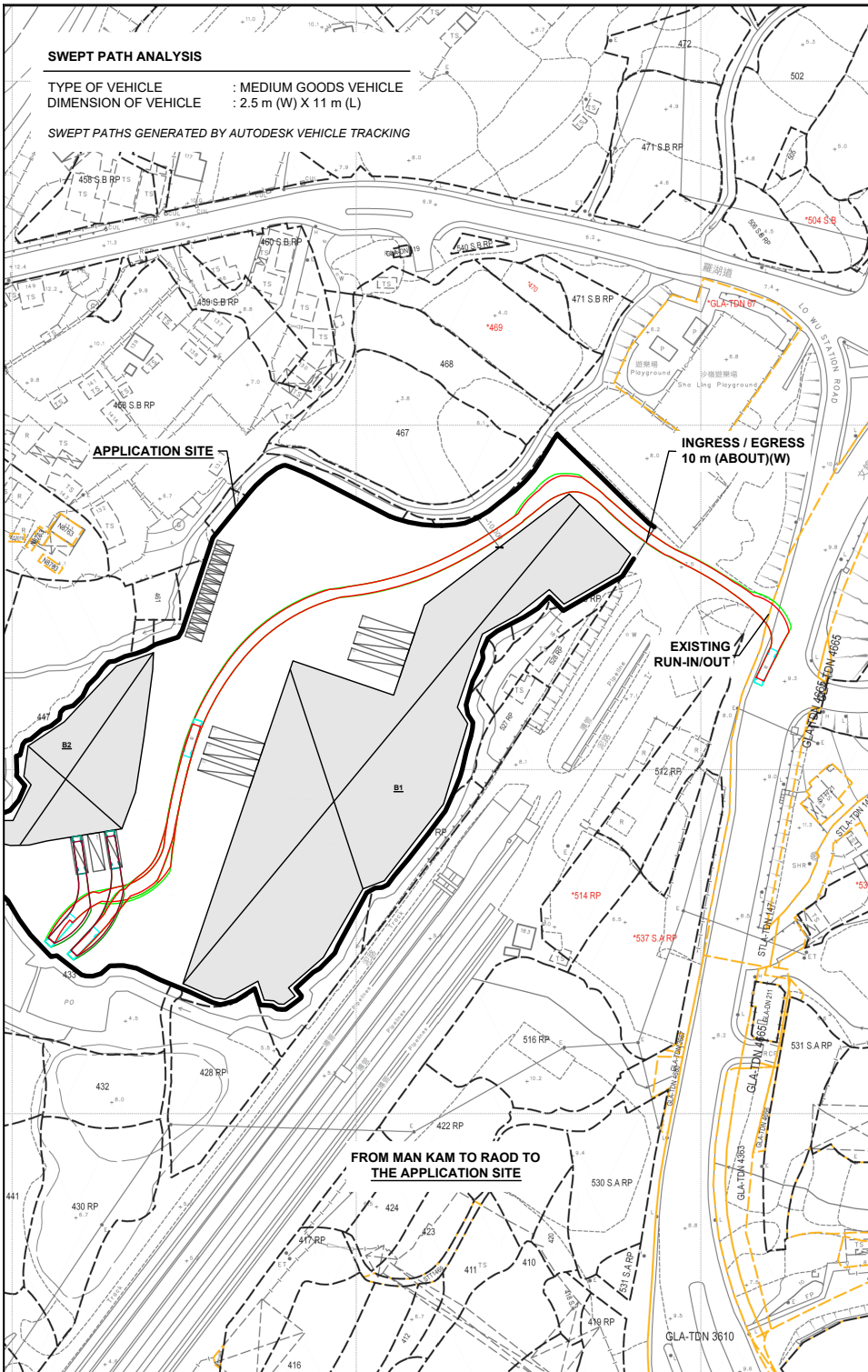
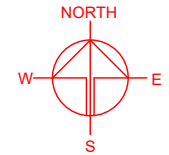
SCALE 1 : 2000 @ A4	
DRAWN BY MN	DATE 17.5.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS (CV)	
DWG. NO. PLAN 11	VER. 001



**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



**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- L/L SPACE (MGV)
- L/L SPACE (CV)
- INGRESS / EGRESS
- MEDIUM GOODS VEHICLE
- SWEEP PATH OF VEHICLE

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
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS (MGV)	
DWG NO. PLAN 12	VER. 001