

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 141 RP (PART) IN D.D. 52, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY	DATE
MN	25.11.2024

REVISED BY	DATE

APPROVED BY	DATE

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

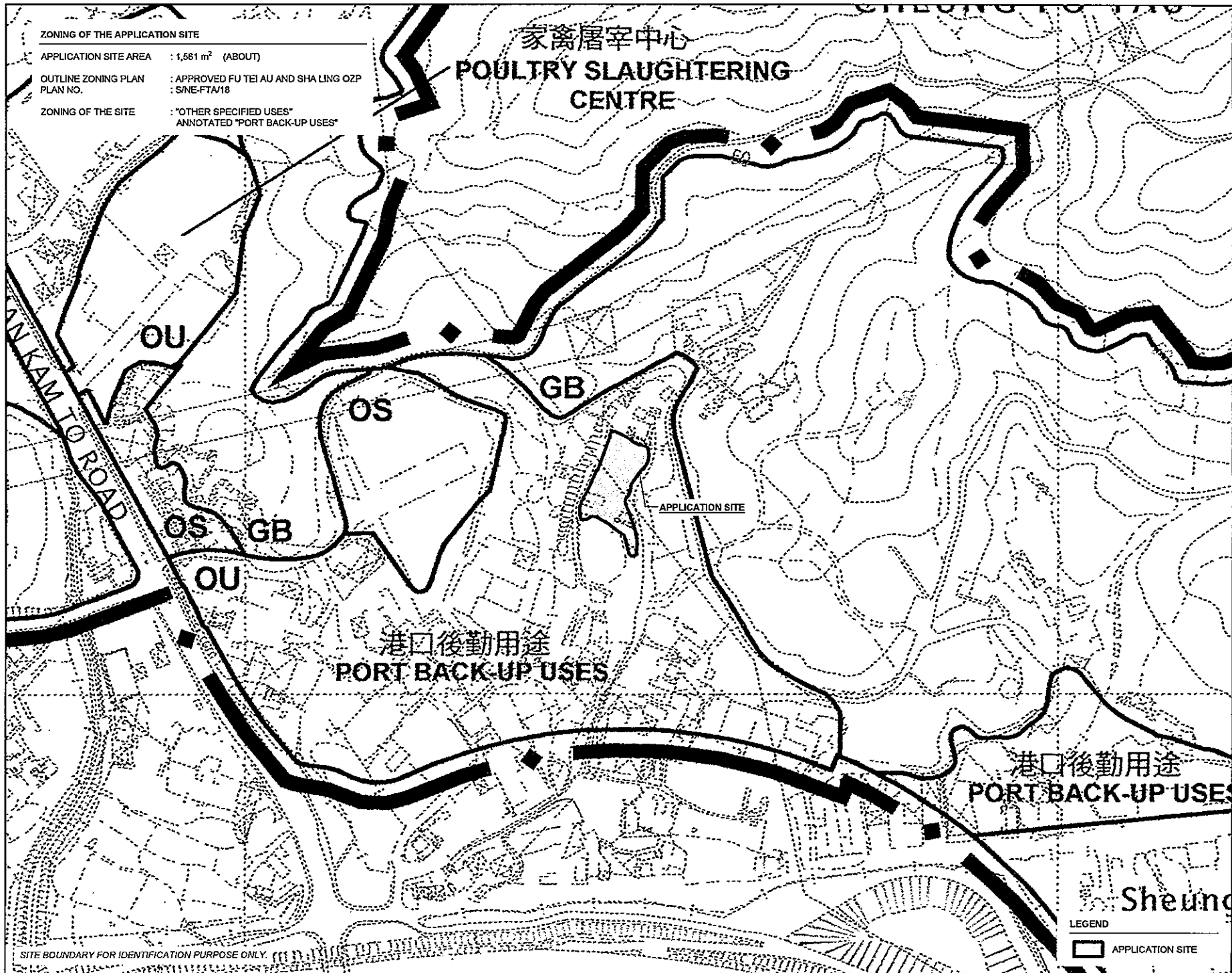
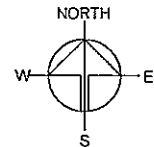
LEGEND

APPLICATION SITE

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,561 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED FU TEI AU AND SHA LING OZP
 PLAN NO. : S/NE-FTA/18
 ZONING OF THE SITE : "OTHER SPECIFIED USES"
 ANNOTATED "PORT BACK-UP USES"

家禽屠宰中心
POULTRY SLAUGHTERING CENTRE



PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

PROJECT
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS
TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

SITE LOCATION
 LOT 141 RP (PART) IN D.D. 52, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE
 1 : 3000 @ A4

DRAWN BY MN	DATE 25.11.2024
REVISED BY	DATE
APPROVED BY	DATE

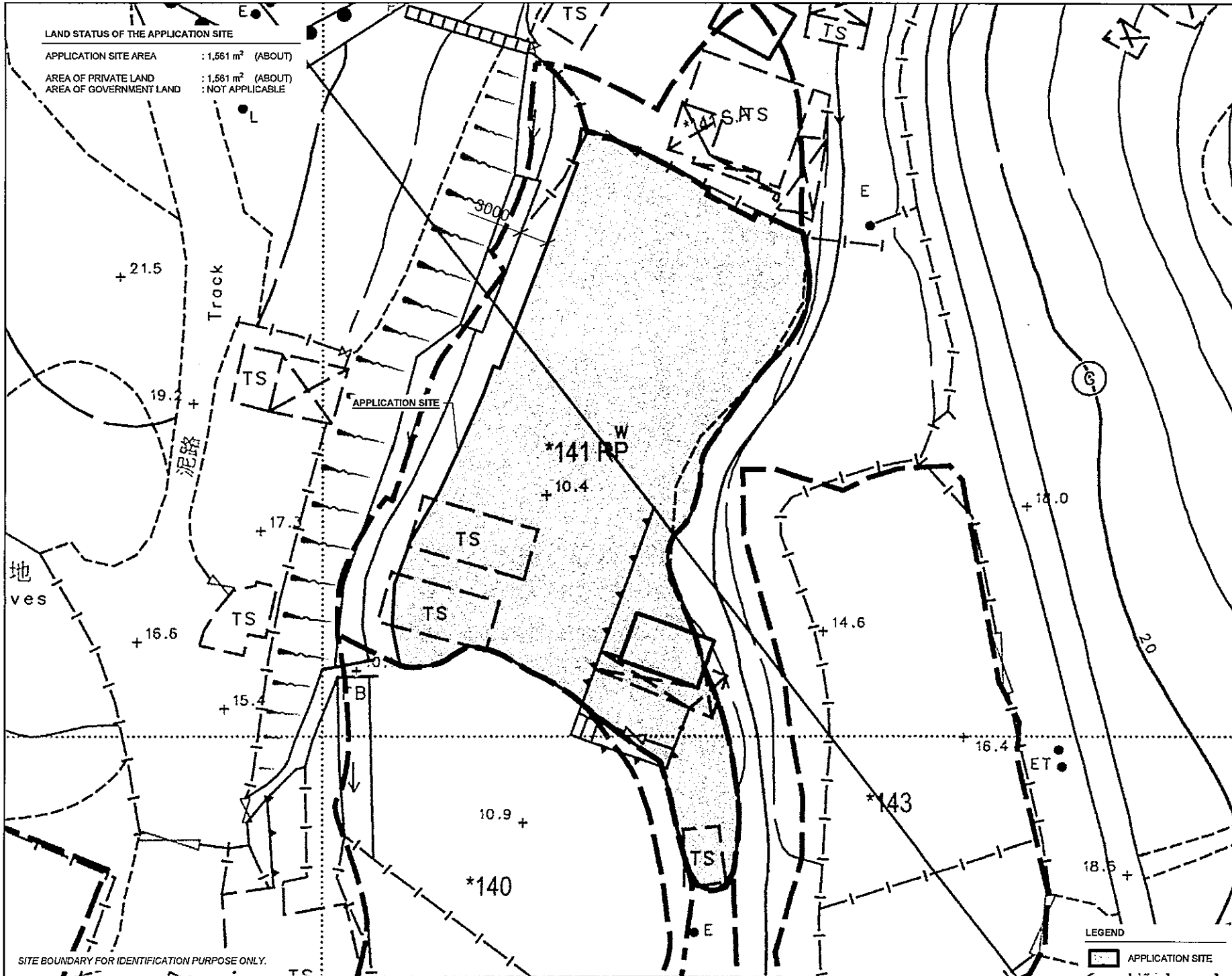
DWG. TITLE ZONING OF THE SITE	
DWG. NO. PLAN 2	VER. 001

LEGEND
 APPLICATION SITE

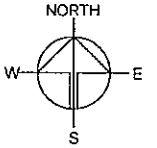
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,561 m² (ABOUT)
 AREA OF PRIVATE LAND : 1,561 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS
 TEMPORARY DANGEROUS GOODS GODOWN

SITE LOCATION
 LOT 141 RP (PART) IN D.D. 52, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE
 1: 500 @ A4

DRAWN BY	DATE
MN	25.11.2024

REVISED BY	DATE

APPROVED BY	DATE

LEGEND

APPLICATION SITE

Dwg. TITLE	
LAND STATUS OF THE SITE	
Dwg. No.	VER.
PLAN 3	001

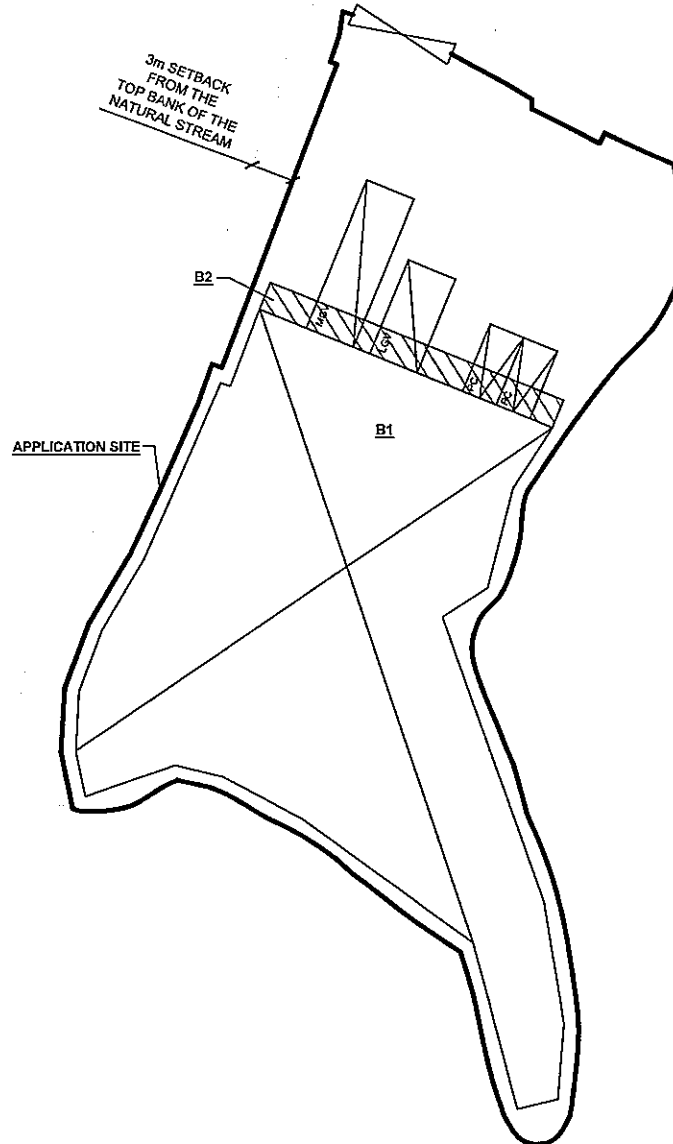
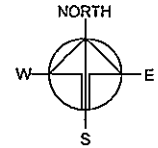
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,561 m ²	(ABOUT)
COVERED AREA	: 927 m ²	(ABOUT)
UNCOVERED AREA	: 634 m ²	(ABOUT)
PLOT RATIO	: 1.2	(ABOUT)
SITE COVERAGE	: 59 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 1,810 m ²	(ABOUT)
TOTAL GFA	: 1,810 m ²	(ABOUT)
BUILDING HEIGHT	: 5 m - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, WASHROOM, FS WATER TANK AND PUMP ROOM	883 m ² (ABOUT)	1,766 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER FOR LUL ACTIVITIES	44 m ² (ABOUT)	44 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
TOTAL		927 m² (ABOUT)	1,810 m² (ABOUT)	

INGRESS / EGRESS
7.3 m (ABOUT)(W)

D.G.G. - DANGEROUS GOODS GODOWN
LUL - LOADING / UNLOADING



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF PARKING SPACE	: 7 m (L) x 3.5 m (W)
NO. OF LUL SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 11 m (L) x 3.5 m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING/UNLOADING SPACE (LGV)
- LOADING/UNLOADING SPACE (MGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION
LOT 141 RP (PART) IN D.D. 52, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE
1 : 500 @ A4

DRAWN BY
MN DATE
7.11.2024

REVISOR BY DATE

APPROVED BY DATE

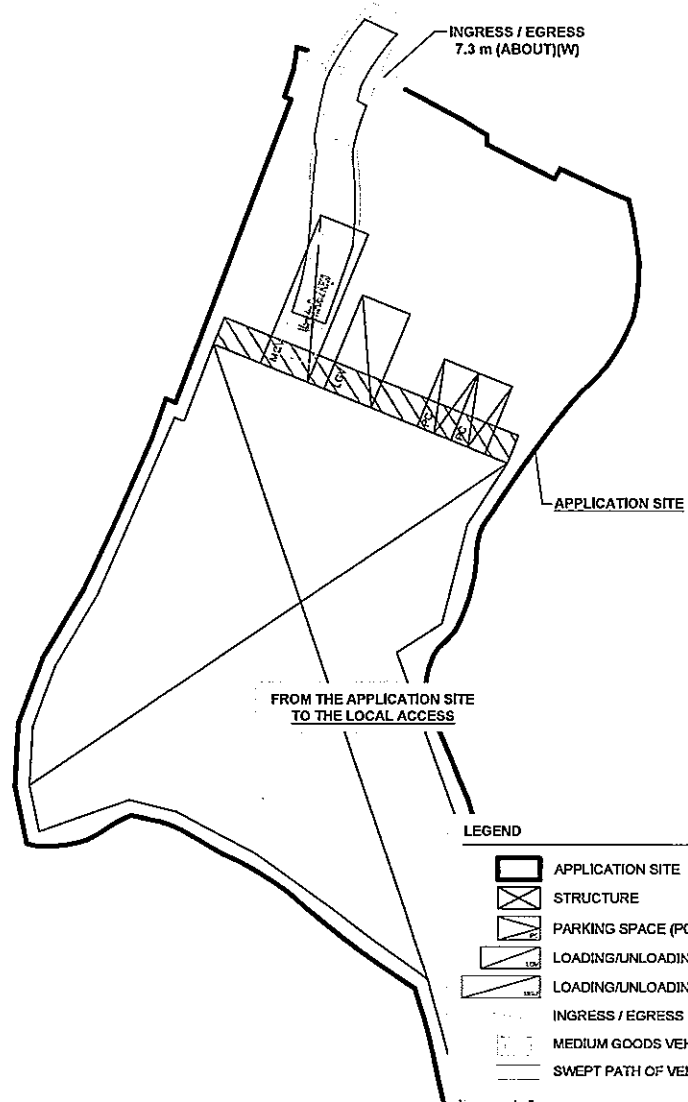
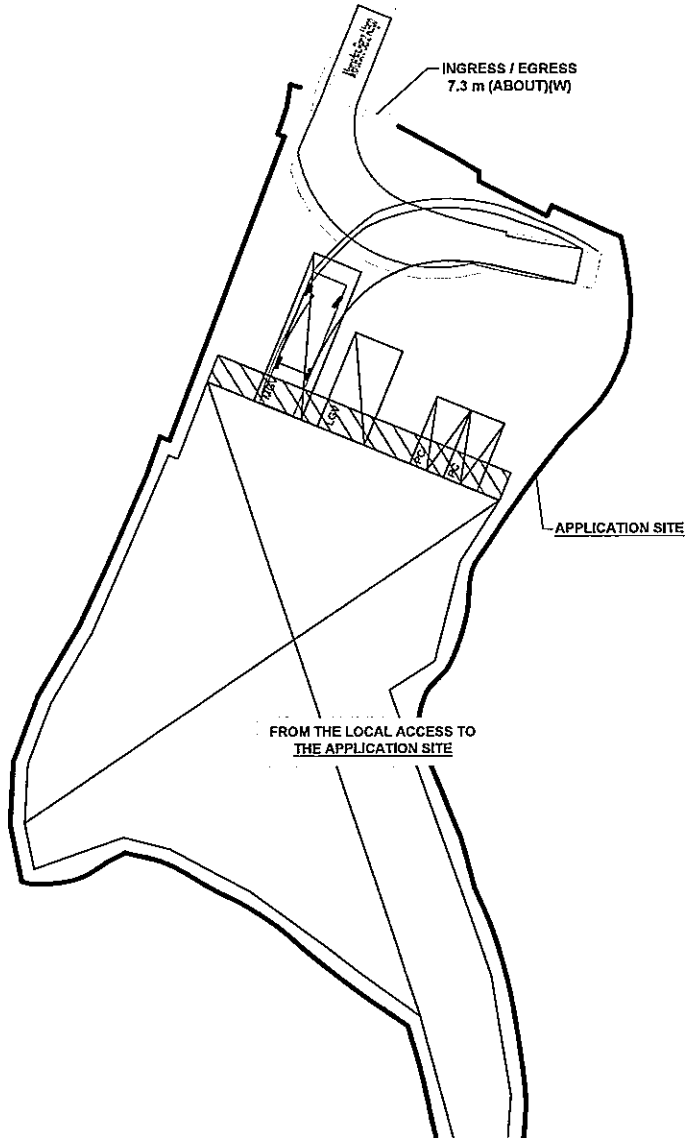
DWG. TITLE
LAYOUT PLAN

DWG. NO.
PLAN 4 VER.
001









SWEPT PATH ANALYSIS

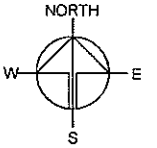
TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 9.7 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE (PC)
-  LOADING/UNLOADING SPACE (LGV)
-  LOADING/UNLOADING SPACE (MGV)
-  INGRESS / EGRESS
-  MEDIUM GOODS VEHICLE
-  SWEEP PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT
 PROPOSED WAREHOUSE WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS
 TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

SITE LOCATION
 LOT 141 RP (PART) IN D.D. 52, FU YET AU, SHEUNG SHUI, NEW TERRITORIES

SCALE
 1 : 500 @ A4

DRAWN BY	DATE
MN	25.11.2024

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE
 SWEPT PATH ANALYSIS

DWG. NO.	VER.
PLAN 5	001