

LOCATION OF THE APPLICATION SITE

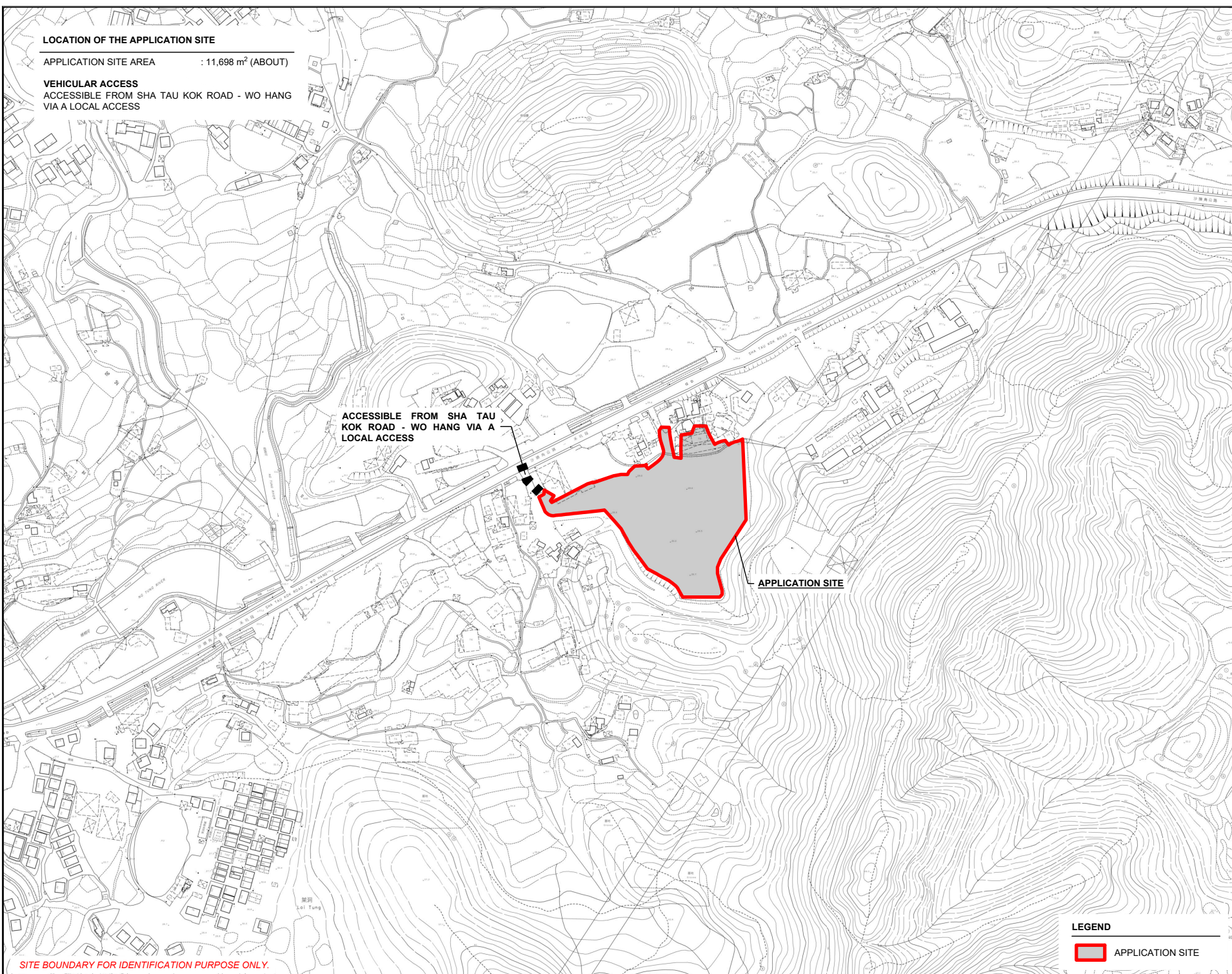
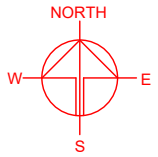
APPLICATION SITE AREA : 11,698 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SHA TAU KOK ROAD - WO HANG
VIA A LOCAL ACCESS

ACCESSIBLE FROM SHA TAU
KOK ROAD - WO HANG VIA A
LOCAL ACCESS

APPLICATION SITE



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 WITH ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 38 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES

SCALE
1 : 4000 @ A4

DRAWN BY MN DATE 23.12.2024

CHECKED BY DATE

APPROVED BY DATE

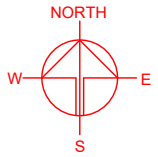
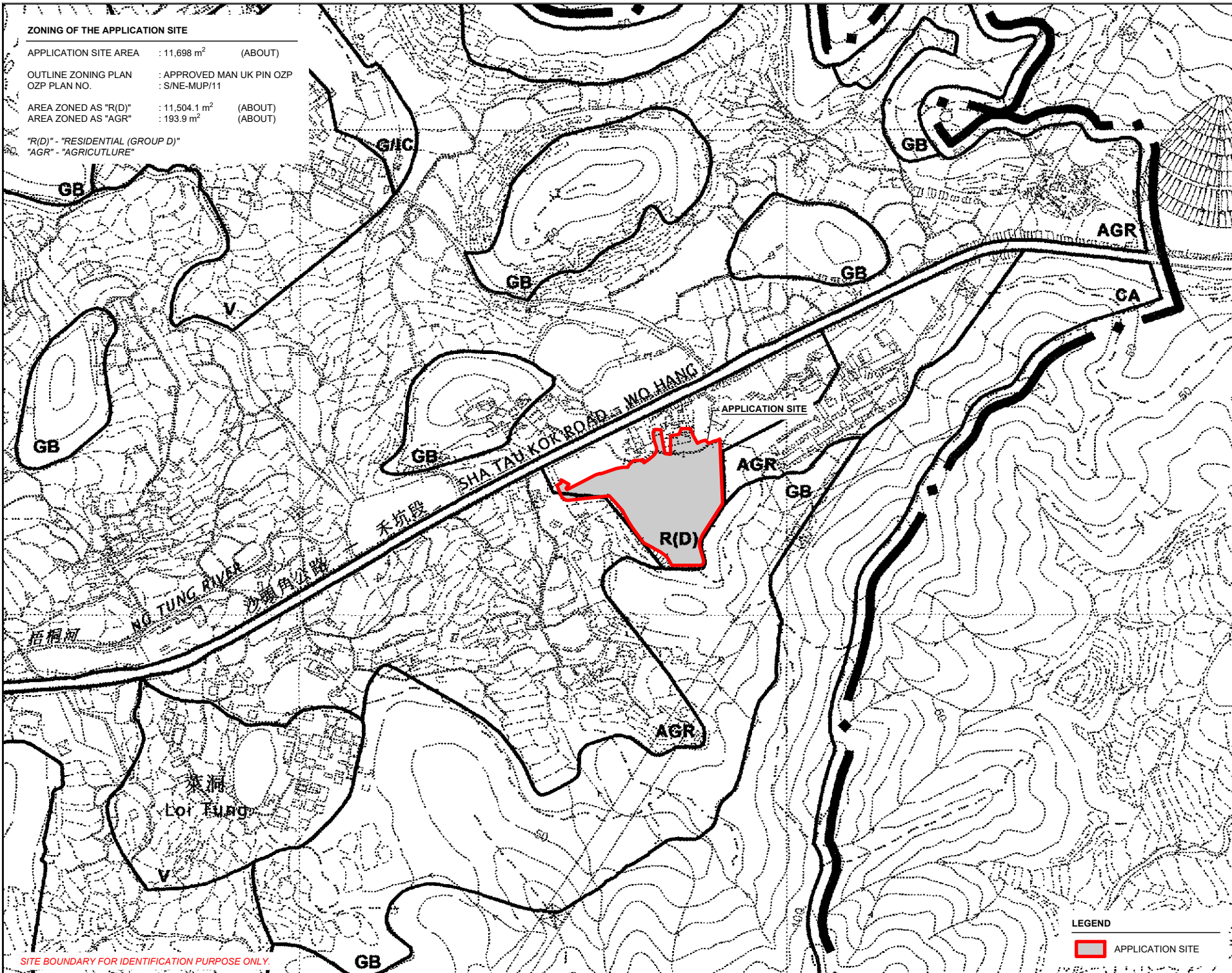
DWG. TITLE
LOCATION PLAN

DWG NO. PLAN 1 VER. 001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,698 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED MAN UK PIN OZP
 OZP PLAN NO. : S/NE-MUP/11
 AREA ZONED AS "R(D)" : 11,504.1 m² (ABOUT)
 AREA ZONED AS "AGR" : 193.9 m² (ABOUT)

"R(D)" - "RESIDENTIAL (GROUP D)"
 "AGR" - "AGRICULTURE"



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LEGEND

APPLICATION SITE

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

SITE LOCATION

VARIOUS LOTS IN D.D. 38 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

23.12.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG. NO.

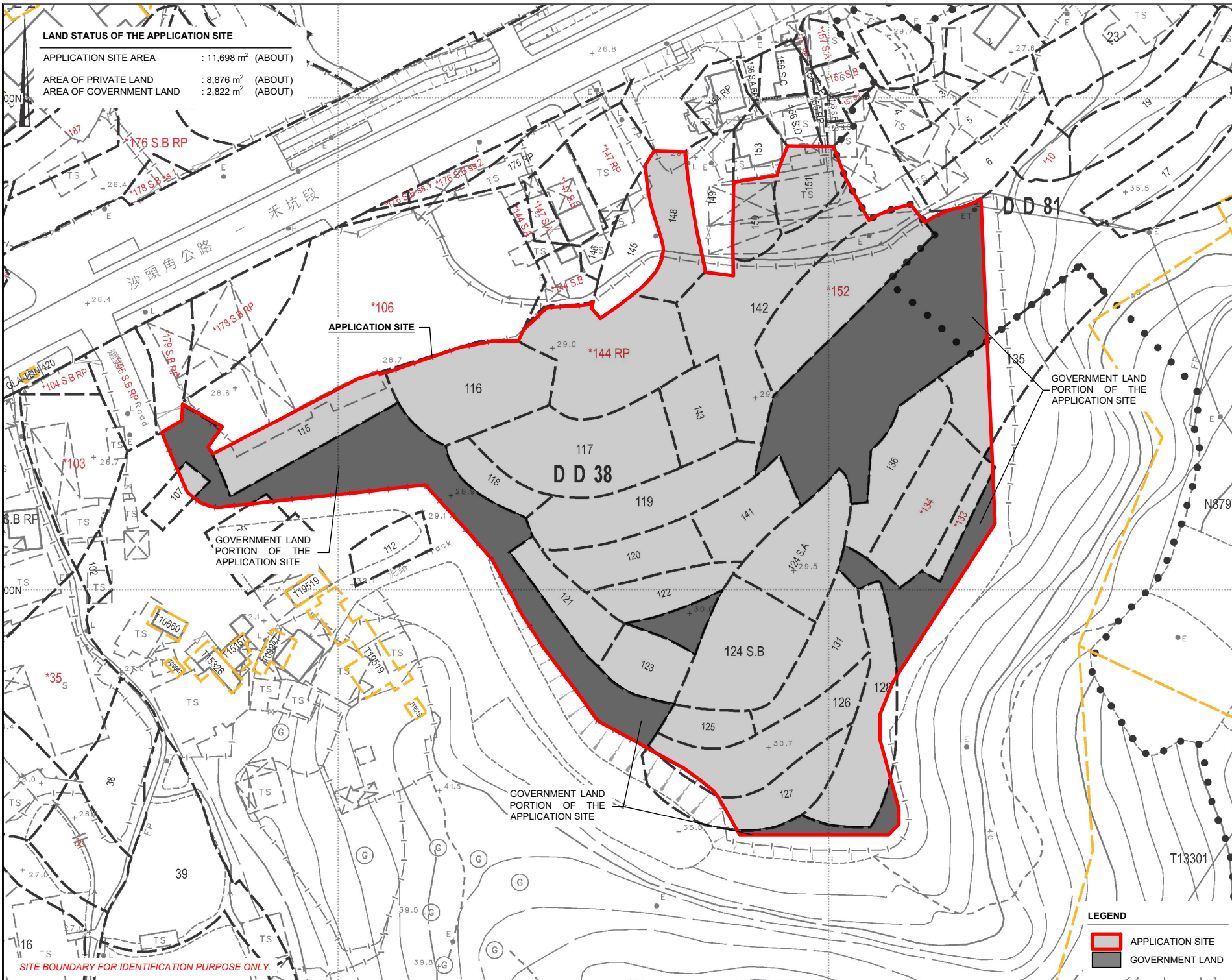
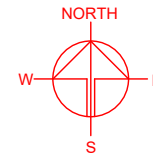
PLAN 2

VER.

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,698 m² (ABOUT)
 AREA OF PRIVATE LAND : 8,876 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 2,822 m² (ABOUT)



APPLICATION SITE

GOVERNMENT LAND PORTION OF THE APPLICATION SITE

GOVERNMENT LAND PORTION OF THE APPLICATION SITE

GOVERNMENT LAND PORTION OF THE APPLICATION SITE

LEGEND
 APPLICATION SITE
 GOVERNMENT LAND

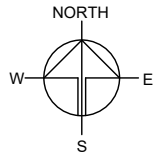
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT	
PROJECT	
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS WITH ASSOCIATED FILLING OF LAND	
TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)	
SITE LOCATION	
VARIOUS LOTS IN D.D. 38 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES	
SCALE	
1 : 1000 @ A4	
DRAWN BY	DATE
MN	30.12.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAND STATUS OF THE SITE	
DWG NO.	VER.
PLAN 3	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 11,698 m ²	(ABOUT)
COVERED AREA	: 5,970 m ²	(ABOUT)
UNCOVERED AREA	: 5,728 m ²	(ABOUT)
PLOT RATIO	: 1.01	(ABOUT)
SITE COVERAGE	: 51 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 11,776 m ²	(ABOUT)
TOTAL GFA	: 11,776 m ²	(ABOUT)
BUILDING HEIGHT	: 3.5 m - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.)	5,698 m ² (ABOUT)	11,396 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER FOR L/U/L	119 m ² (ABOUT)	119 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B3	SITE OFFICE	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B4	UTILITIES AND METER ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B5	WASHROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B6	CARETAKER OFFICE	9 m ² (ABOUT)	9 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		5,970 m² (ABOUT)	11,776 m² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LOADING/UNLOADING SPACE FOR MEDIUM GOODS VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 11 m (L) X 3.5 m (W)
NO. OF LOADING/UNLOADING SPACE FOR CONTAINER VEHICLE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 16 m (L) X 3.5 m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PC)
- L/U/L SPACE (MGV)
- L/U/L SPACE (CV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 38 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY: MN DATE: 8.1.2025

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 4 VER. 001

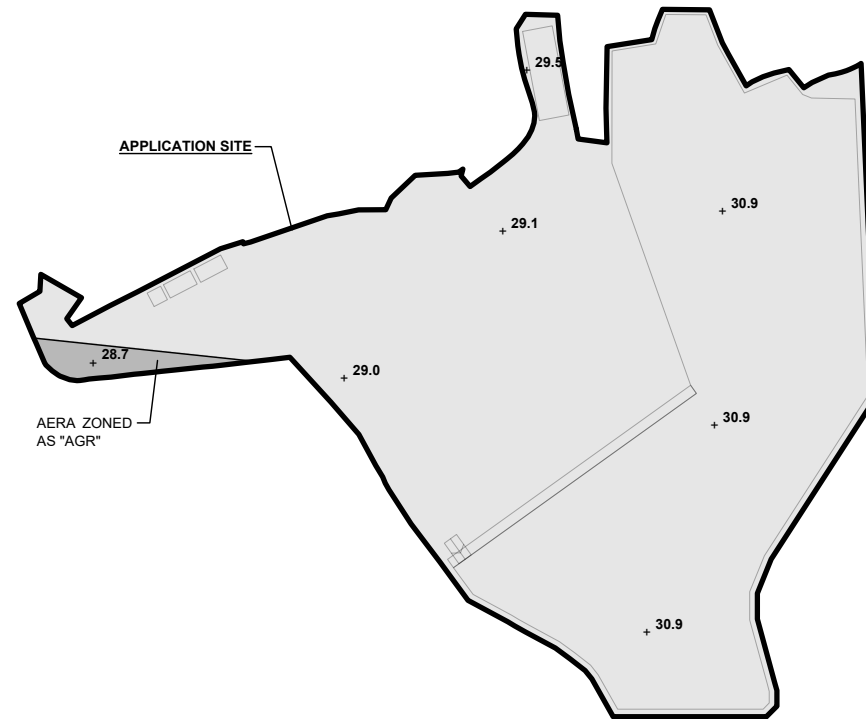
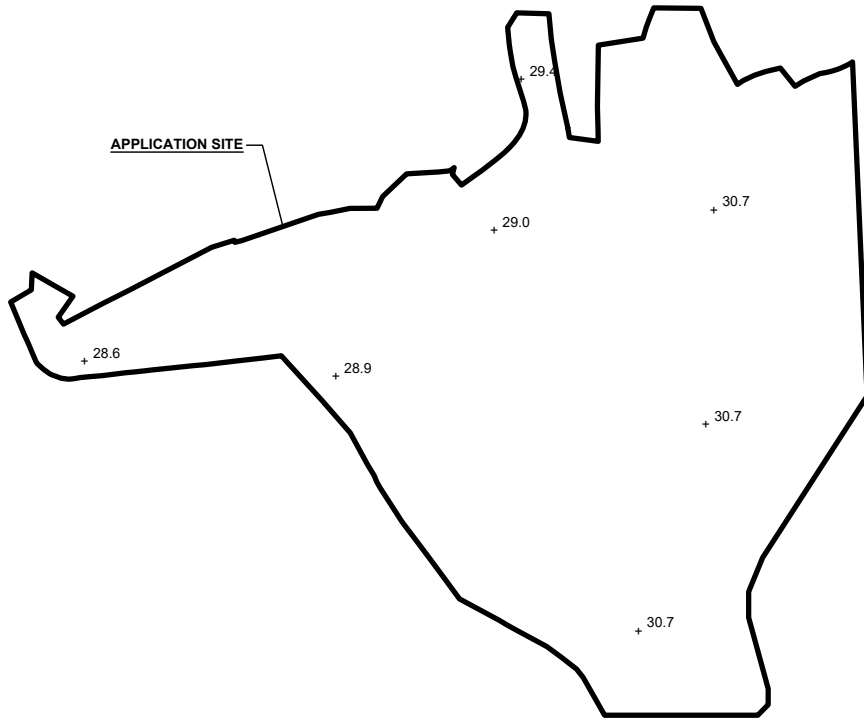
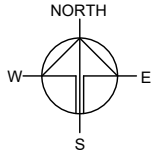
EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,698 m² (ABOUT)
 EXISTING SITE LEVEL : +28.6 mPD TO +30.7 mPD (ABOUT)
 SITE SURFACE : PARTIALLY HARD-PAVED AND COVERED BY SOIL

APPLIED FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,698 m² (ABOUT)
 APPLIED FILLING OF LAND AREA : 190 m², 1.6% (ABOUT)
 PROPOSED SITE LEVEL : +28.7 mPD TO +30.9 mPD (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
 MATERIAL OF LAND FILLING : CONCRETE
 PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURES AND CIRCULATION SPACE

****ONLY 190 m² OF HARD-PAVED AREA FALL WITHIN AREA ZONED AS "AGR", WHICH REQUIRE PERMISSION FOR FILLING OF LAND. WHILE THE REMAINING HARD-PAVED AREA, I.E. 11,508 m² FALLS WITHIN AREA ZONED AS "R(D)", WHICH DO NOT REQUIRE PERMISSION FOR FILLING OF LAND.



LEGEND

 APPLICATION SITE
 + 30.7 EXISTING SITE LEVEL

LEGEND

 APPLICATION SITE
 HARD-PAVED AREA (WITHIN "R(D)" ZONE)
 HARD-PAVED AREA (WITHIN "AGR" ZONE)
 + 30.9 PROPOSED SITE LEVEL

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 38 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY: MN DATE: 2.1.2025

CHECKED BY: DATE:

APPROVED BY: DATE:

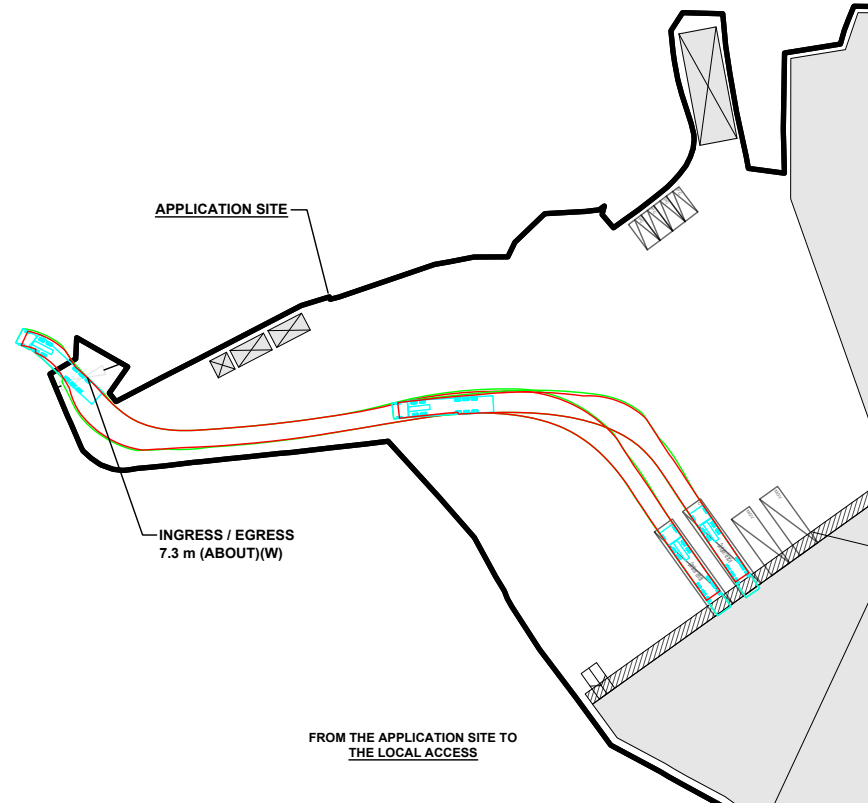
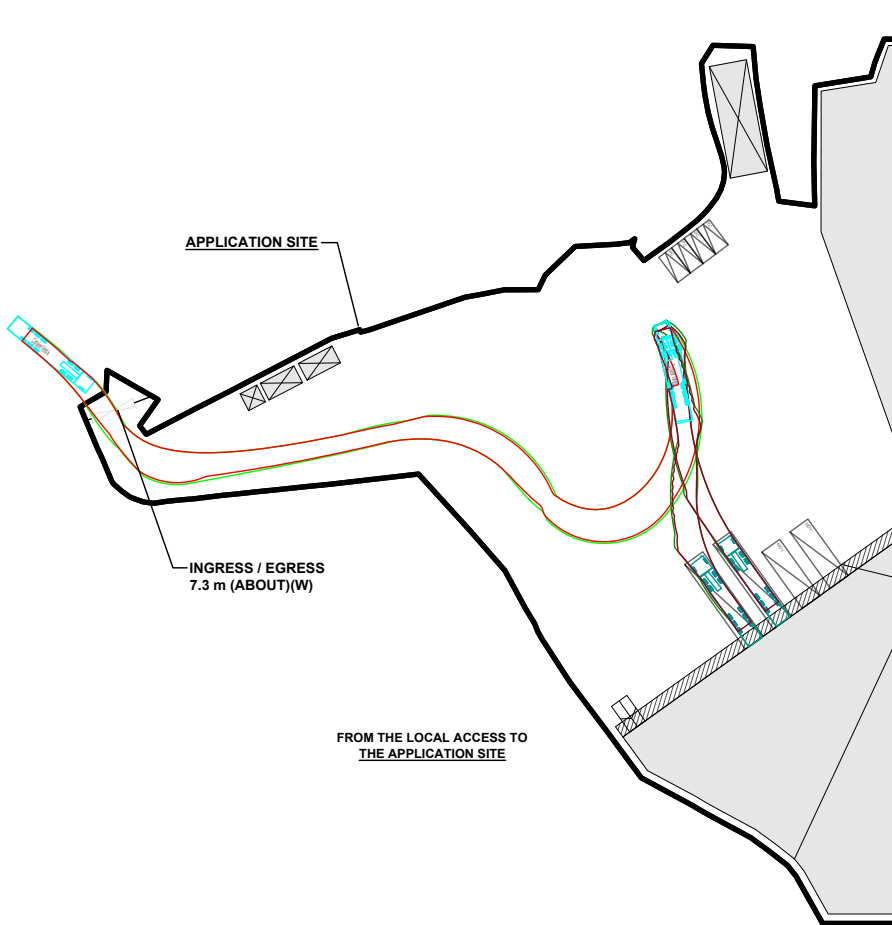
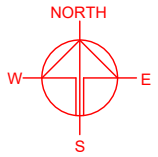
DWG. TITLE: FILLING OF LAND AREA

DWG NO.: PLAN 5 VER.: 001

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 (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PC)
- L/U/L SPACE (MGV)
- L/U/L SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEEP PATH OF VEHICLE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 38 AND ADJOINING GOVERNMENT LAND, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY MN	DATE 17.2.2023
REVISED BY	DATE 27.2.2023

APPROVED BY	DATE
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DWG. TITLE
SWEPT PATH ANALYSIS

DWG NO. PLAN 6	VER. 002
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