

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,151 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM MAN KAM TO ROAD VIA LOCAL ACCESS

ACCESSIBLE FROM MAN KAM
TO ROAD VIA A LOCAL ACCESS

APPLICATION SITE

紅磡新貨棧 (HUNG KUN SAN TSEU)

露天貨庫
Open Storage

NG TUNG RIVER

SHUN YUEN ROAD

SHUN YUEN ROAD

SHUN YUEN ROAD

SHUN YUEN ROAD

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SHUN YUEN ROAD

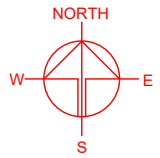
SHUN YUEN ROAD

SHUN YUEN ROAD

LEGEND



APPLICATION SITE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 138 (PART) IN D.D. 52, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

2.6.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

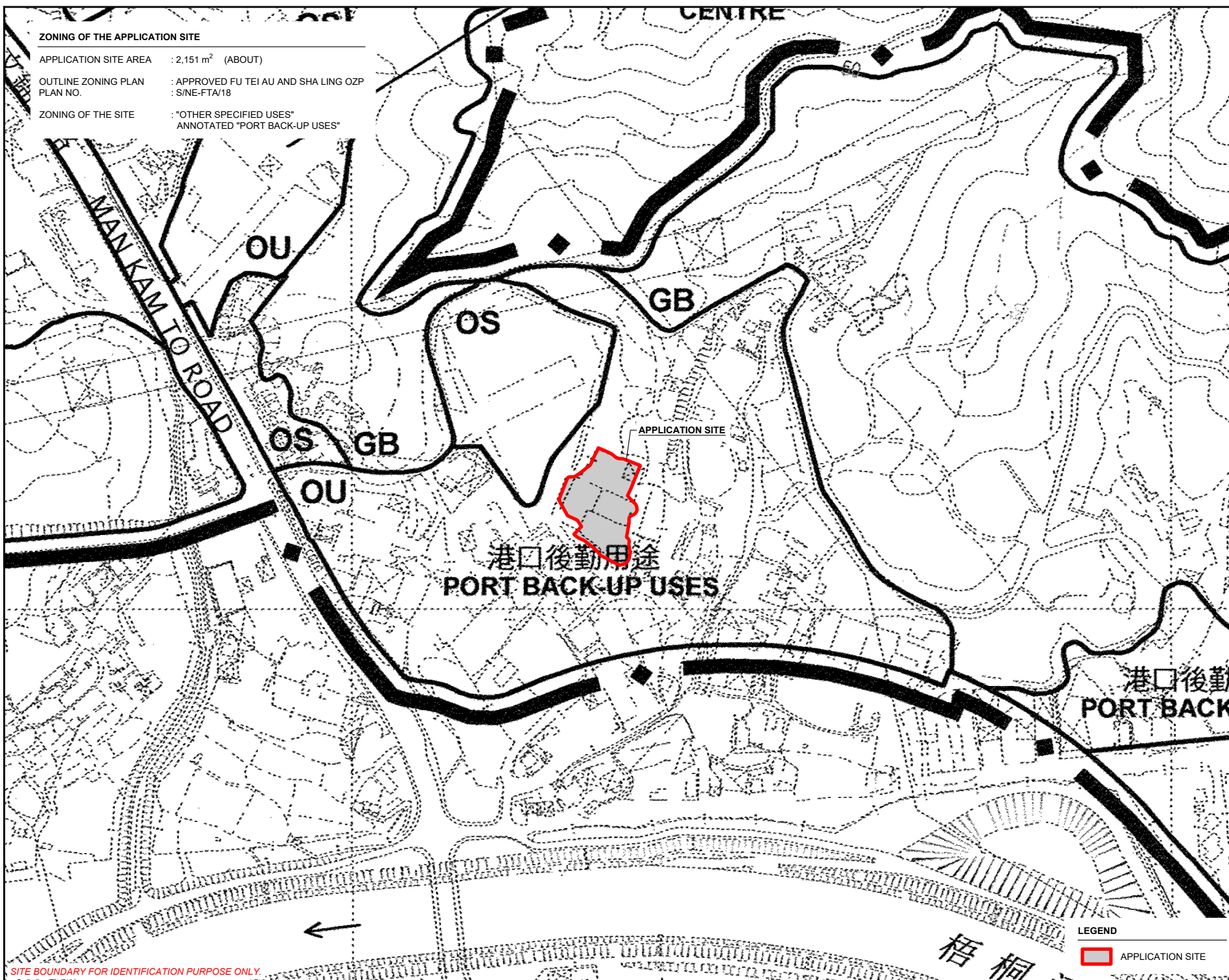
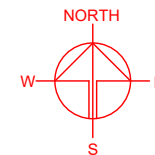
VER.

001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,151 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"



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 138 (PART) IN D.D. 52, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE

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 APPLICATION SITE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

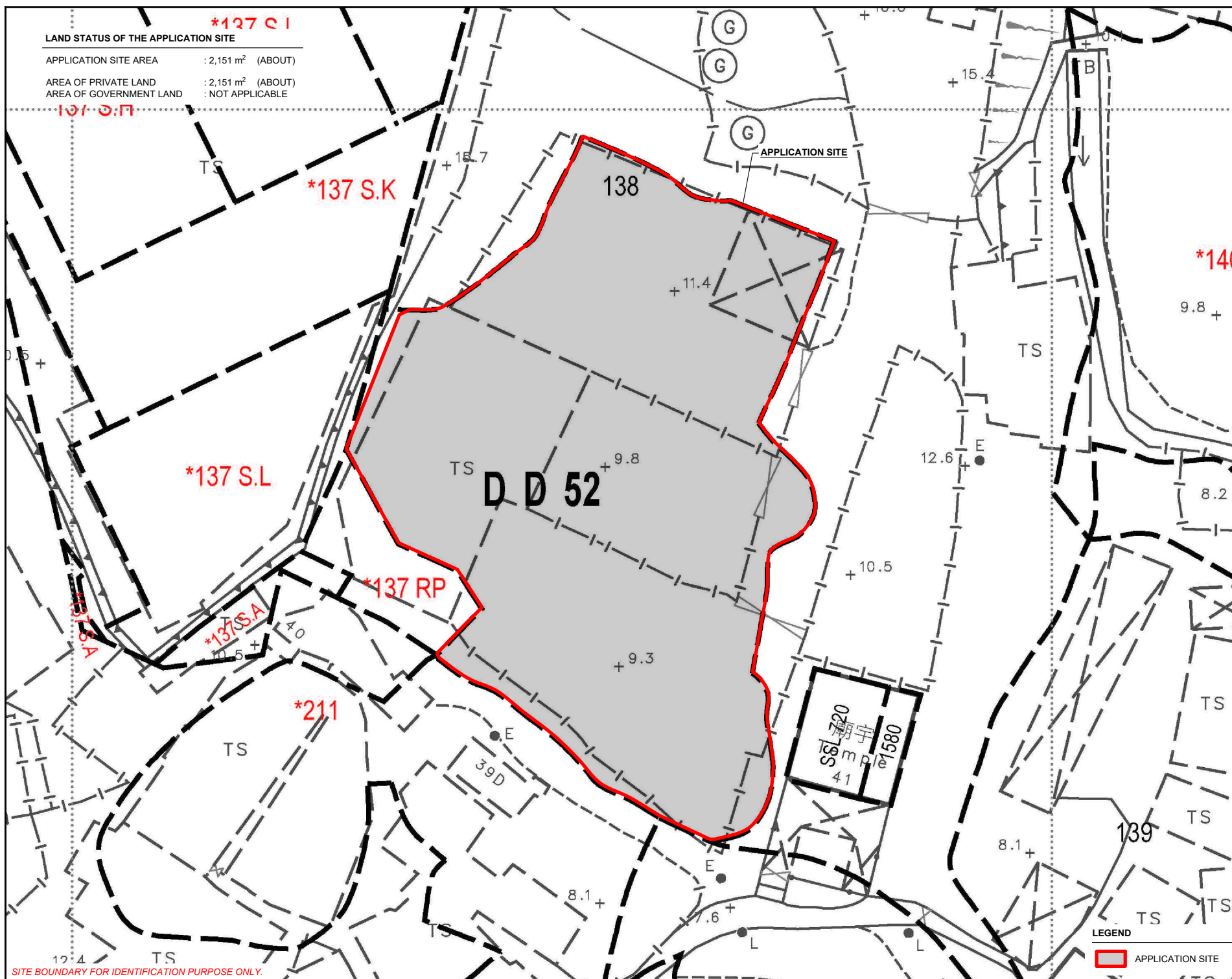
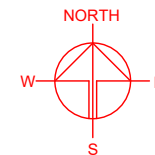
PLAN 2

VER.

001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

APPLICATION SITE AREA	: 2,151 m ² (ABOUT)
AREA OF PRIVATE LAND	: 2,151 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE



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PLANNING CONSULTANT



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

LOT 138 (PART) IN D.D. 52, FU
TEI AU, SHEUNG SHUI, NEW
TERRITORIES

SCALE
1 : 500 @ A4

DRAWN BY	DATE
MN	2.6.2025

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DWG. TITLE
LAND STATUS OF THE SITE

DWG NO.	VER.
PLAN 3	00

LEGEND

 APPLICATION SITE

DEVELOPMENT PARAMETERS

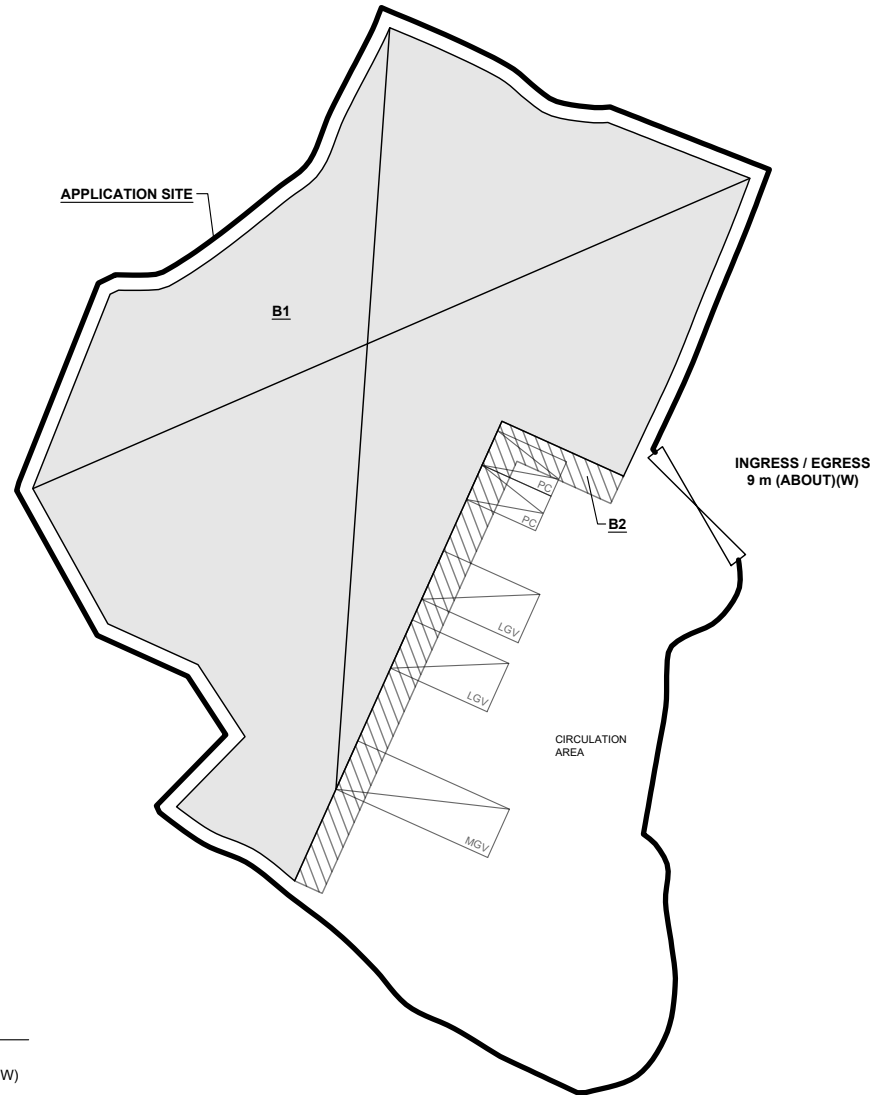
APPLICATION SITE AREA : 2,151 m² (ABOUT)
COVERED AREA : 1,316 m² (ABOUT)
UNCOVERED AREA : 835 m² (ABOUT)

PLOT RATIO : 1.2 (ABOUT)
SITE COVERAGE : 61 % (ABOUT)

NO. OF STRUCTURE : 2
DOMESTIC GFA : N/A
NON-DOMESTIC GFA : 2,552 m² (ABOUT)
BUILDING HEIGHT : 7 m - 15 m (ABOUT)
NO. OF STOREY : 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, WASHROOM, FS WATER TANK AND PUMP ROOM	1,236 m ² (ABOUT)	2,472 m ² (ABOUT)	15 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER FOR L/UL ACTIVITIES	80 m ² (ABOUT)	80 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		1,316 m ² (ABOUT)	2,552 m ² (ABOUT)	

* D.G.G. - DANGEROUS GOODS GODOWN
L/UL - 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)

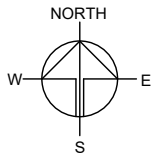
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 2
DIMENSION OF PARKING SPACE : 7 m (L) x 3.5 m (W)

NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE : 1
DIMENSION OF L/UL SPACE : 11 m (L) x 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

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 138 (PART) IN D.D. 52, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN DATE 2.6.2025

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DWG. TITLE

LAYOUT PLAN

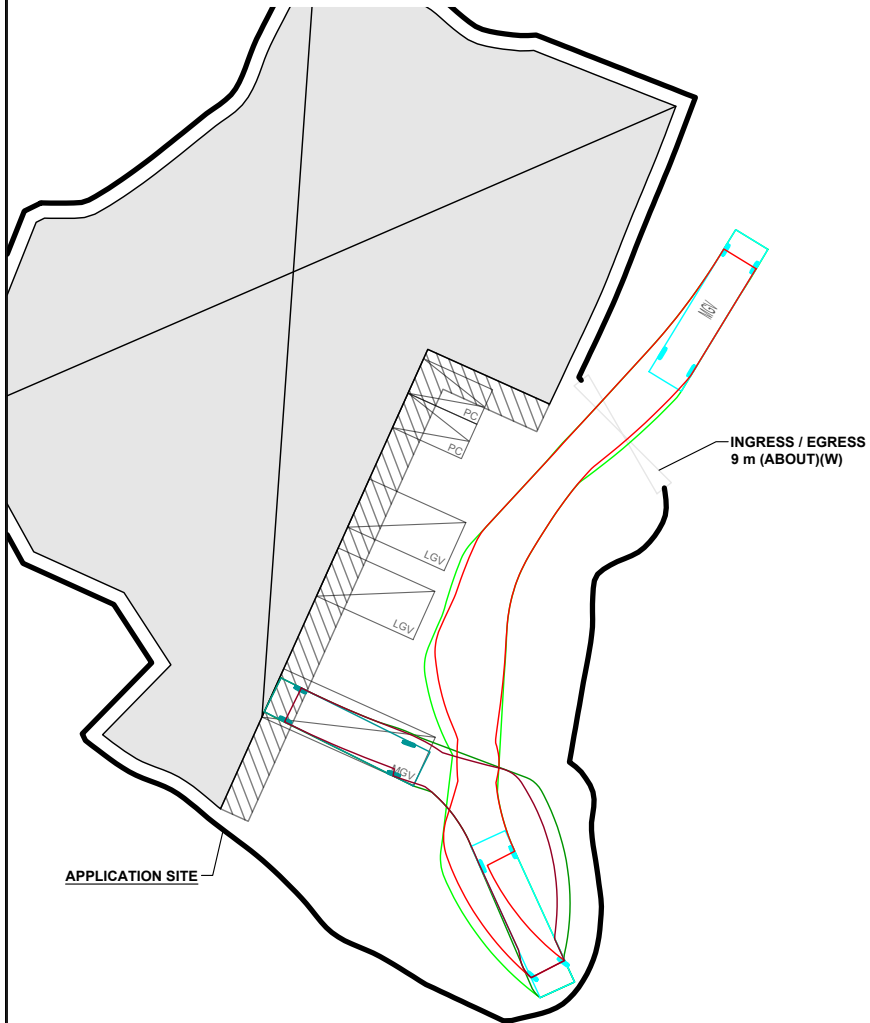
DWG NO. PLAN 4

VER. 001

SWEPT PATH ANALYSIS

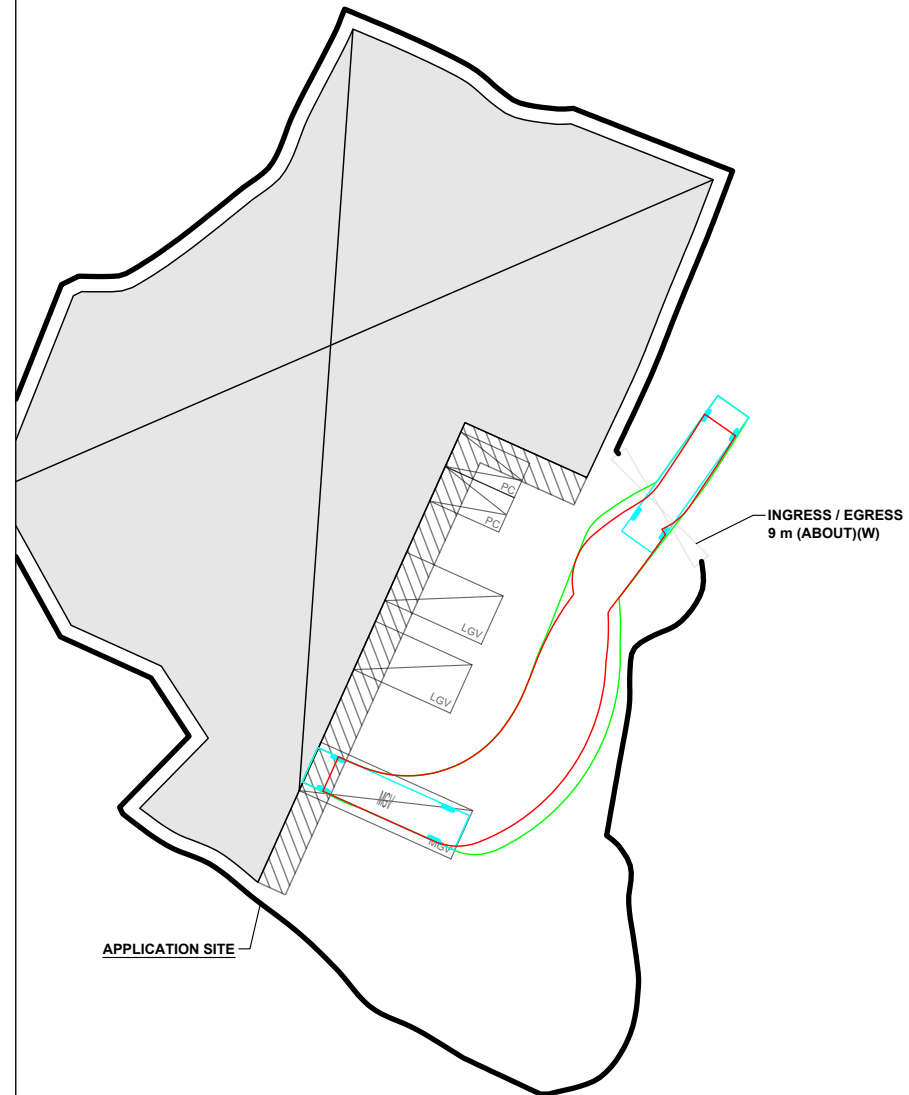
TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS TO
THE APPLICATION SITE

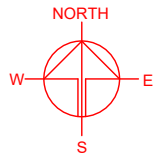
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FROM THE APPLICATION SITE
TO THE LOCAL ACCESS

LEGEND

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



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SWEPT PATH ANALYSIS

DWG NO.

PLAN 5

VER.

001