

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)

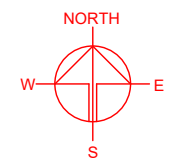
露天貨庫
Open Storage

NG TUNG RIVER

SHUN YI WING WALK

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

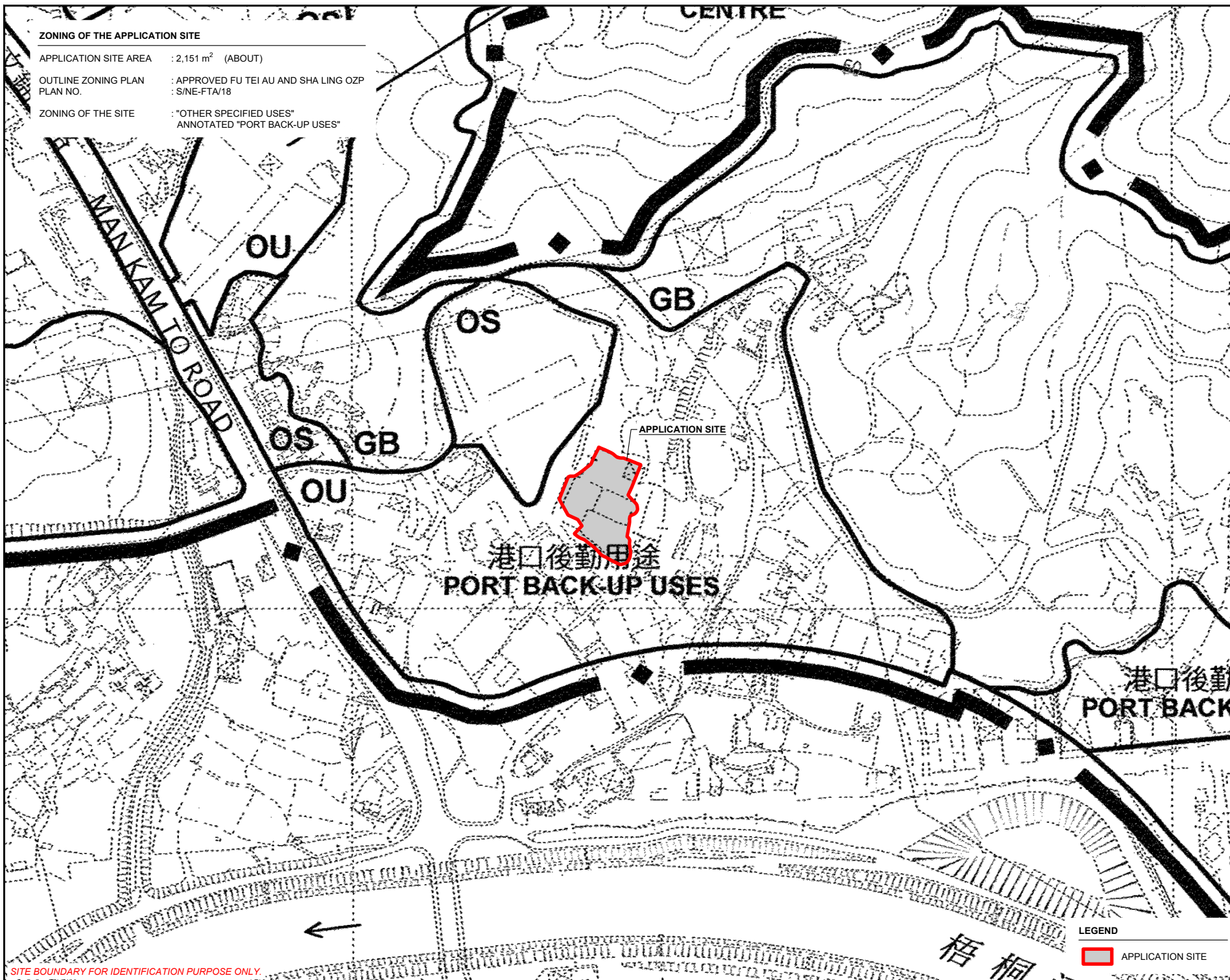
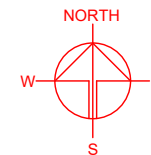
VER.

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"



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

(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

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG. NO.

PLAN 2

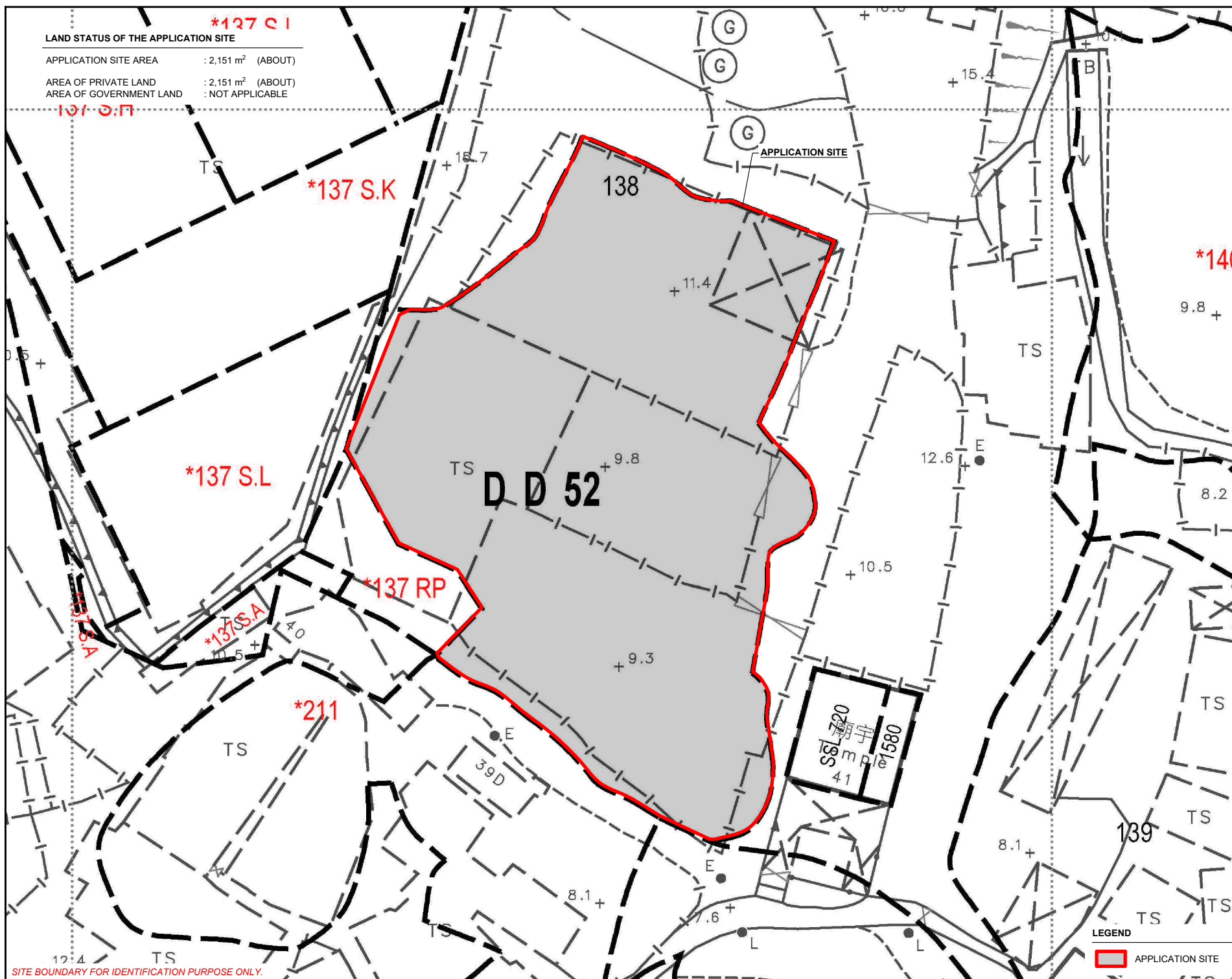
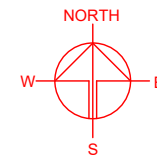
VER.

001

LEGEND

APPLICATION SITE

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



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

	PLANNING CONSULTANT
--	---------------------



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

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

REVISED BY	DATE
------------	------

APPROVED BY	DATE
-------------	------

DWG. TITLE
LAND STATUS OF THE SITE

DWG NO.	VER.
PLAN 3	00

LEGEND

 APPLICATION SITE

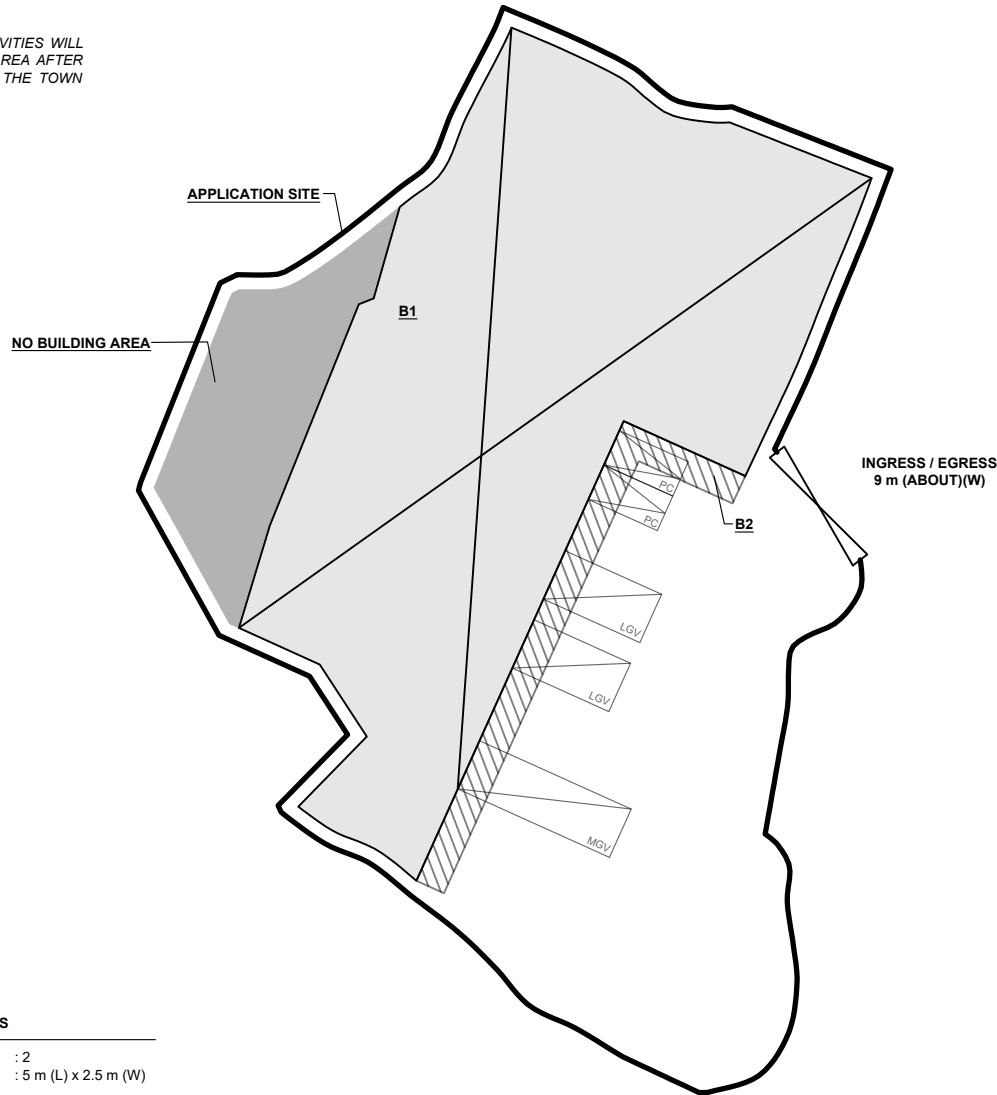
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,151 m ²	(ABOUT)
COVERED AREA	: 1,146 m ²	(ABOUT)
UNCOVERED AREA	: 1,005 m ²	(ABOUT)
PLOT RATIO	: 1.0	(ABOUT)
SITE COVERAGE	: 53 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 2,212 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 15 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

NO ERECTION OF STRUCTURES OR ANY ACTIVITIES WILL BE CARRIED OUT WITHIN THE NO BUILDING AREA AFTER THE PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, WASHROOM, FS WATER TANK AND PUMP ROOM	1,066 m ² (ABOUT)	2,132 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		1,146 m ² (ABOUT)	2,212 m ² (ABOUT)	

* D.G.G. - DANGEROUS GOODS GODOWN
L/UL - LOADING / UNLOADING



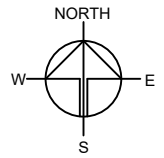
PARKING AND LOADING / UNLOADING PROVISIONS

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 DN	DATE 8.6.2026
REVISED BY	DATE
APPROVED BY	DATE

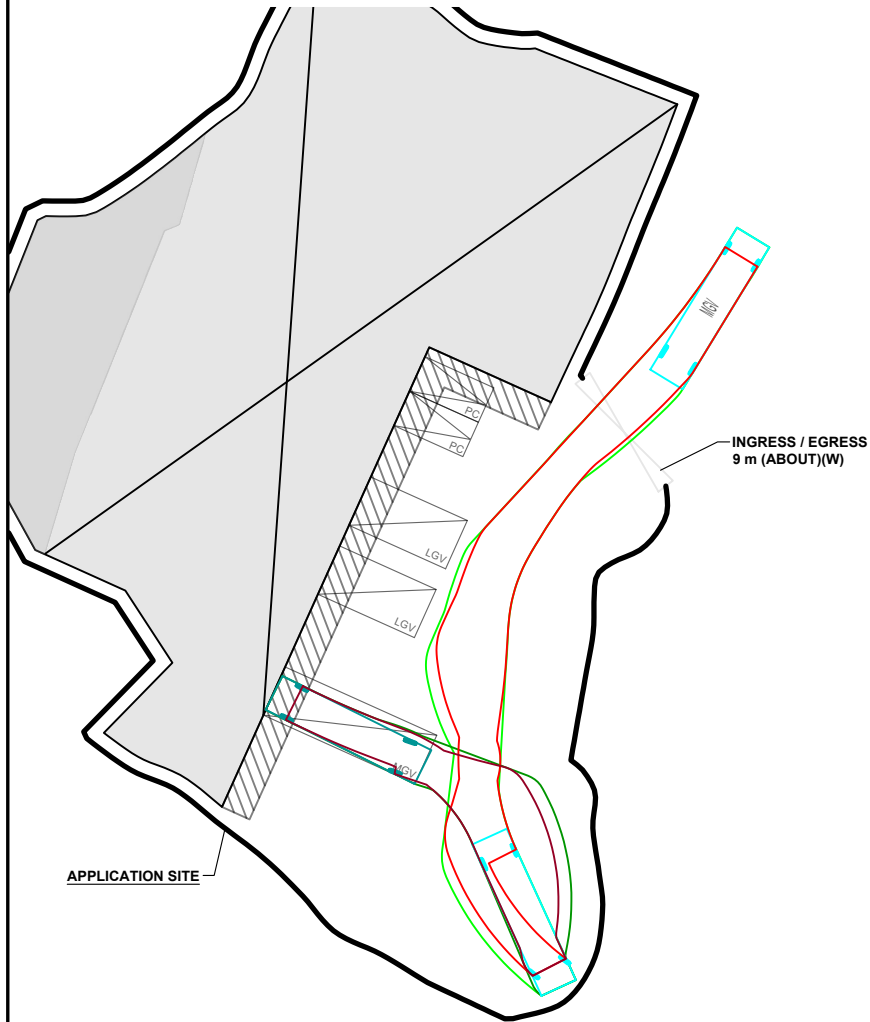
DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 4	VER. 001
-------------------	-------------

SWEPT PATH ANALYSIS

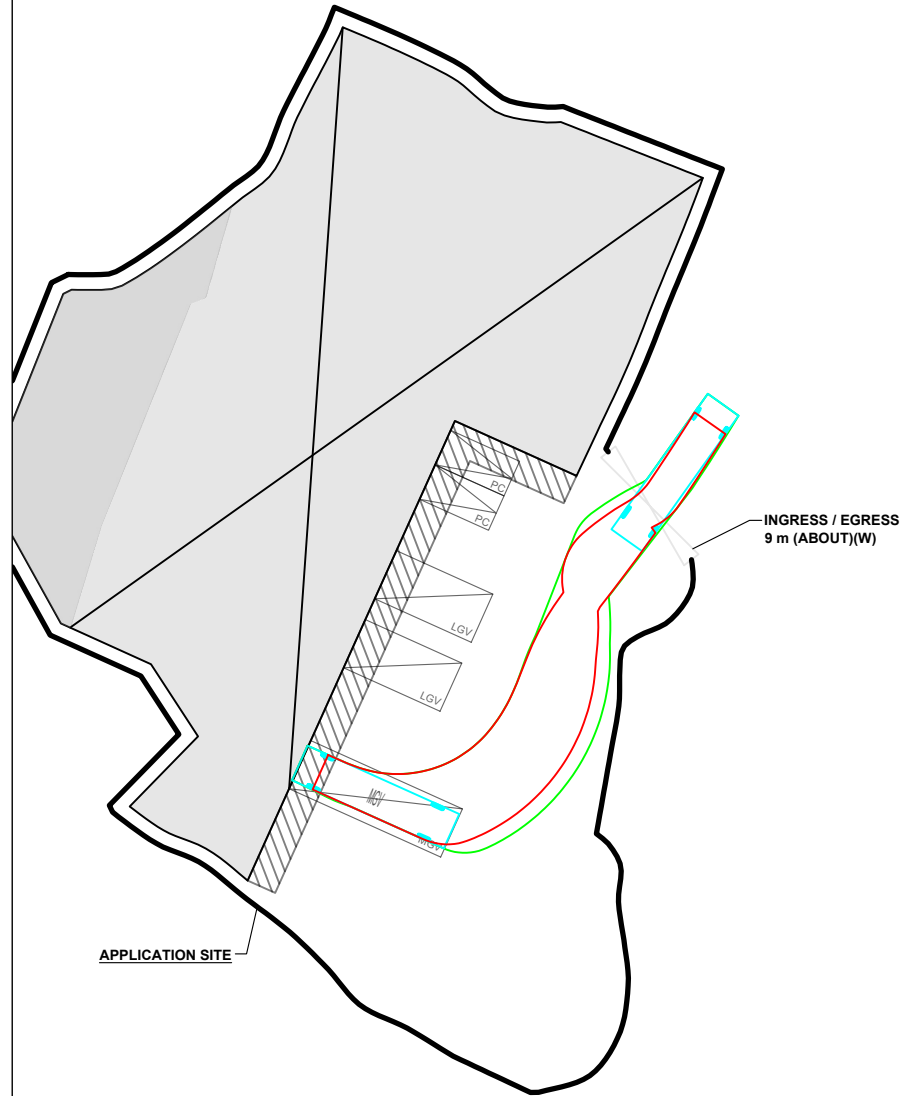
TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



APPLICATION SITE

FROM THE LOCAL ACCESS TO
THE APPLICATION SITE

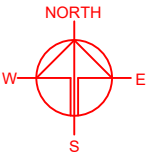


APPLICATION SITE

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



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 DN DATE 8.6.2026

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO. PLAN 5

VER. 001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.