

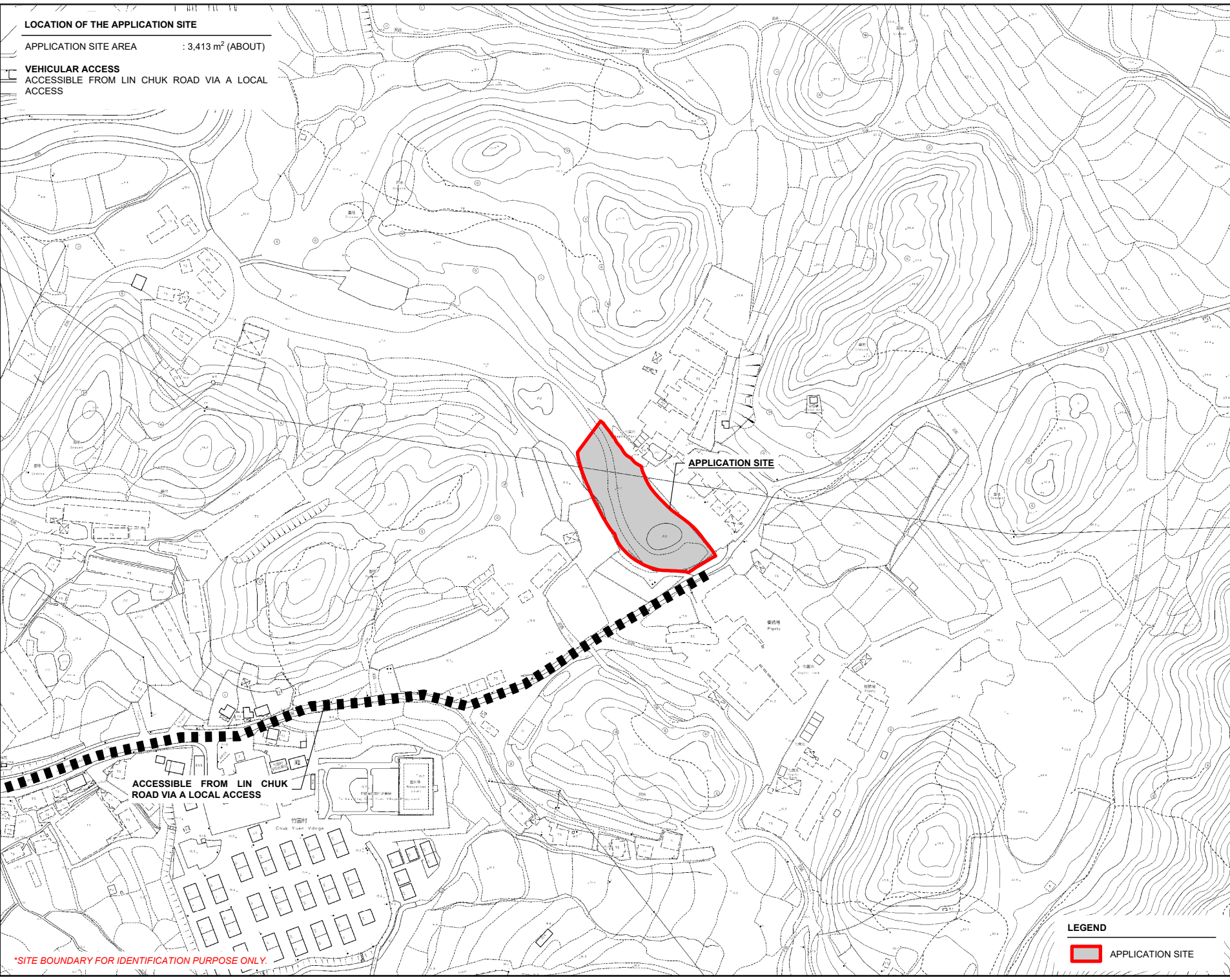
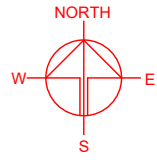
LIST OF PLANS

Plan 1	Location of the Site
Plan 2	Zoning of the Site
Plan 3	Land status of the Site
Plan 4	Original Premises – Location and Zoning
Plan 5	Original Premises – Land resumption for KTN/FLN NDA
Plan 6	Alternative sites for relocation
Plan 7	Aerial photo of the Site
Plan 8	Layout plan
Plan 9	Filling of land and pond at the Site
Plan 10	Swept path analysis (container vehicle)
Plan 11	Swept path analysis (light goods vehicle)

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,413 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM LIN CHUK ROAD VIA A LOCAL
ACCESS



PLANNING CONSULTANT

R-RICHES
I PLANNING LIMITED

PROJECT

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

SITE LOCATION

LOT 777 IN D.D. 78, CHUK YUEN, TA KWU LING, NEW TERRITORIES

SCALE 1 : 3000 @ A4	
DRAWN BY MN	DATE 28.8.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE LOCATION PLAN	
DWG NO. PLAN 1	VER. 001

LEGEND

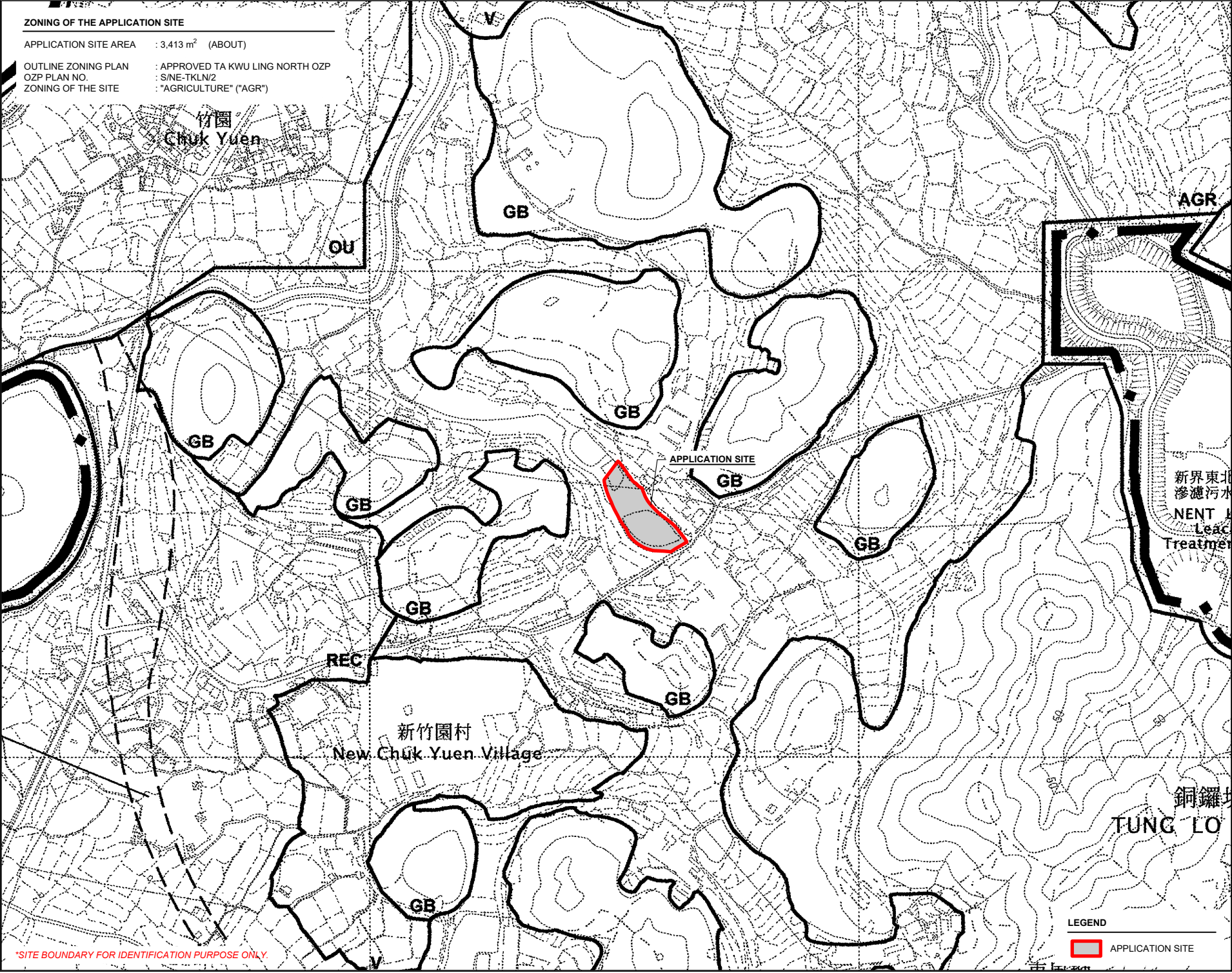
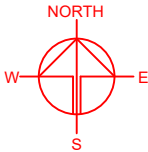
APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,413 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED TA KWU LING NORTH OZP
OZP PLAN NO. : S/NE-TKLN/2
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



PROJECT

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

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

SITE LOCATION

LOT 777 IN D.D. 78, CHUK YUEN, TA KWU LING, NEW TERRITORIES

SCALE	
1 : 5000 @ A4	
DRAWN BY	DATE
MN	29.8.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE	
ZONING PLAN	
DWG NO.	VER.
PLAN 2	001

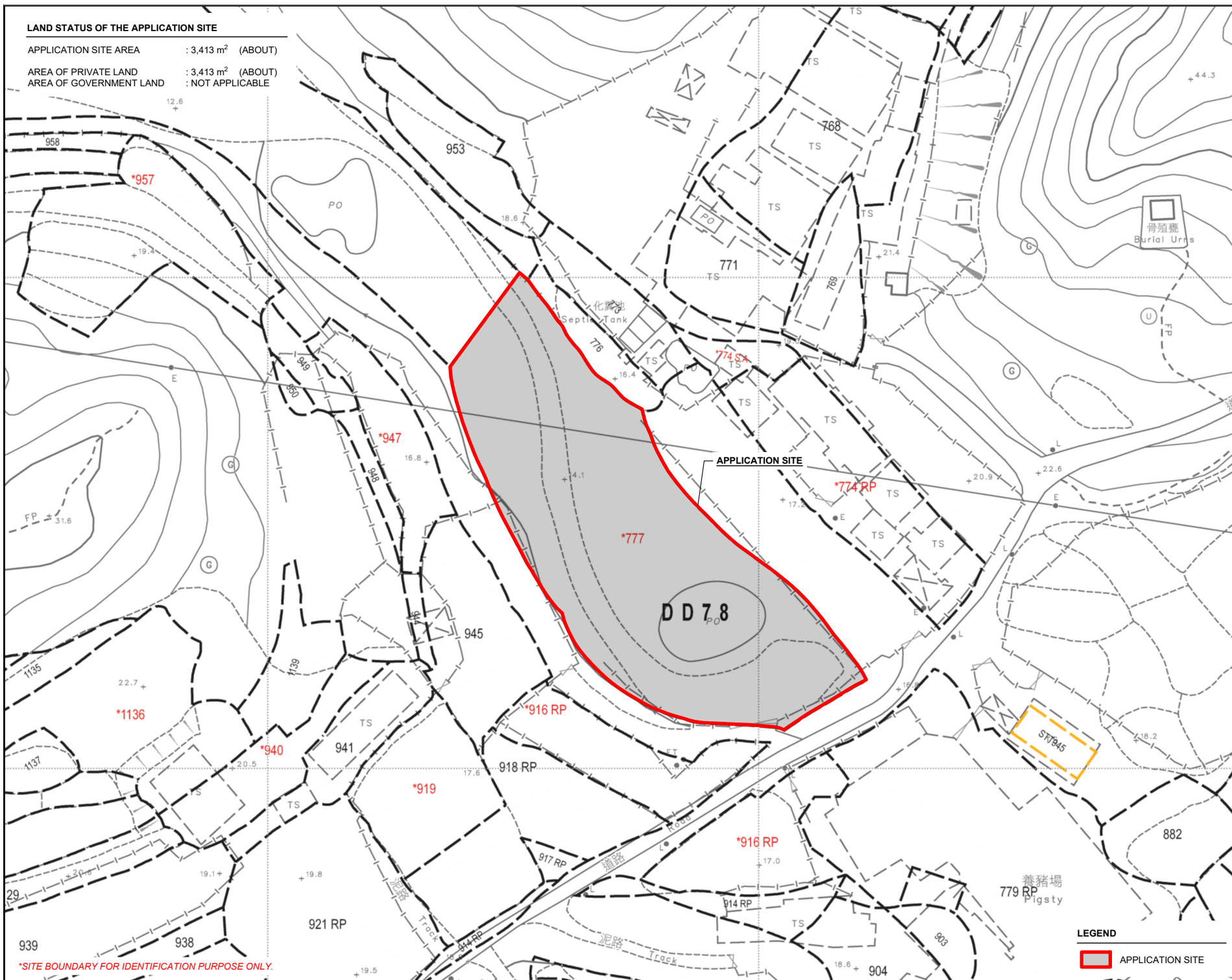
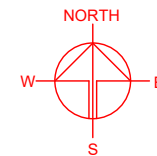
LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,413 m² (ABOUT)
 AREA OF PRIVATE LAND : 3,413 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 AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 777 IN D.D. 78, CHUK YUEN, TA KWU LING, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

20.8.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS

DWG NO.

PLAN 3

VER.

001

LEGEND

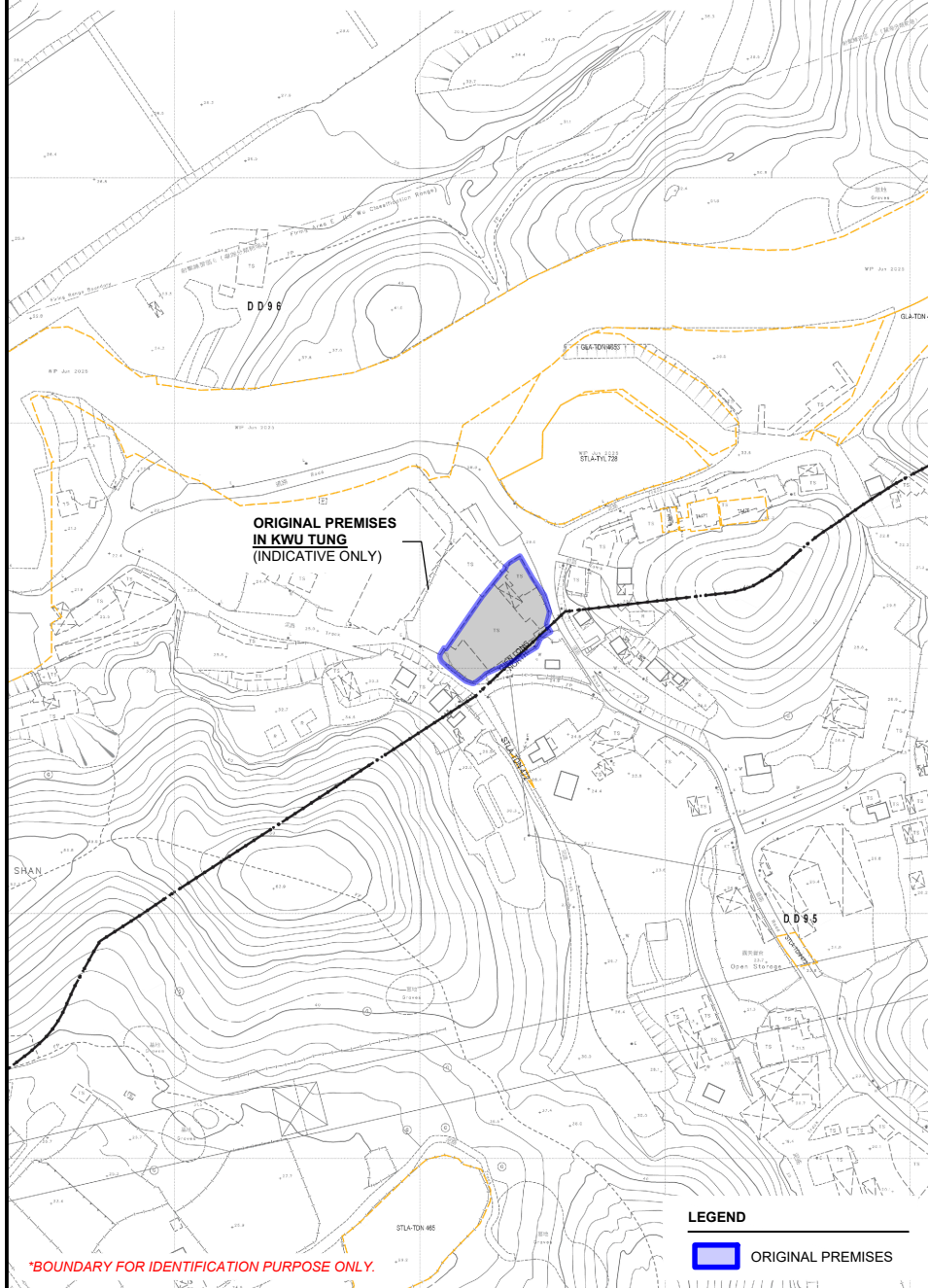
APPLICATION SITE

DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN KWU TUNG

AREA OF PREMISES : 1,237 m² (ABOUT)

USE OF PREMISES : WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES

LOCATION : VARIOUS LOTS IN D.D. 96, KWU TUNG, NEW TERRITORIES (FORMERLY THE SITE HAS ALREADY BEEN RESUMED BY THE GOVERNMENT.

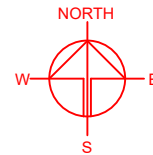
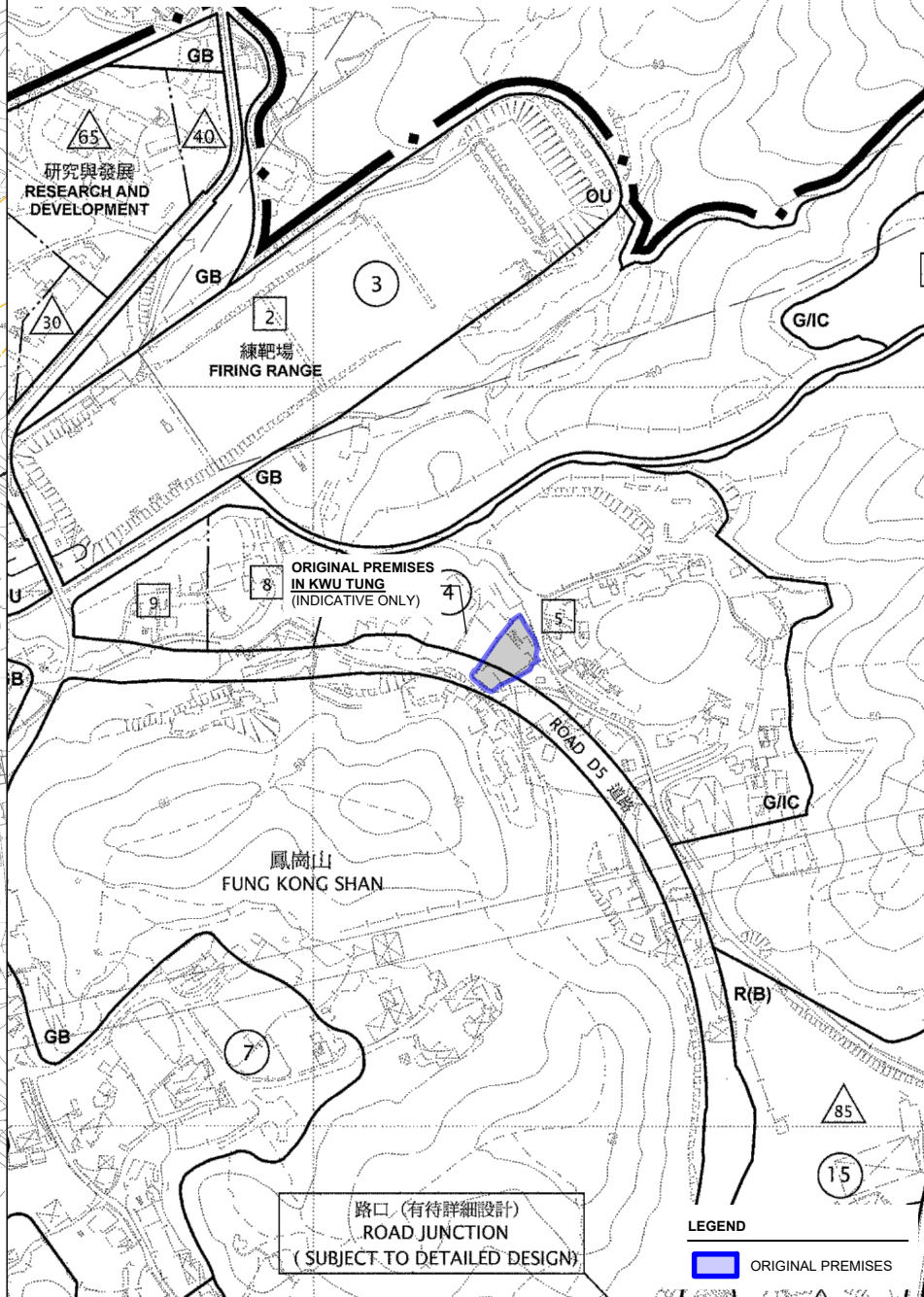


ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN KWU TUNG

OUTLINE ZONING PLAN AREA : APPROVED KWU TUNG NORTH OZP

OUTLINE ZONING PLAN NO. : S/KTN/4

ZONING OF THE ORIGINAL PREMISES : "GOVERNMENT, INSTITUTION OR COMMUNITY" ("G/I/C") AND AREA SHOWN AS 'ROAD'



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 777 IN D.D. 78, CHUK YUEN, TA KWU LING, NEW TERRITORIES

SCALE

1 : 3000 / 5000 @ A4

DRAWN BY

MN

DATE

20.8.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP - LOCATION / ZONING PLAN

DWG NO.

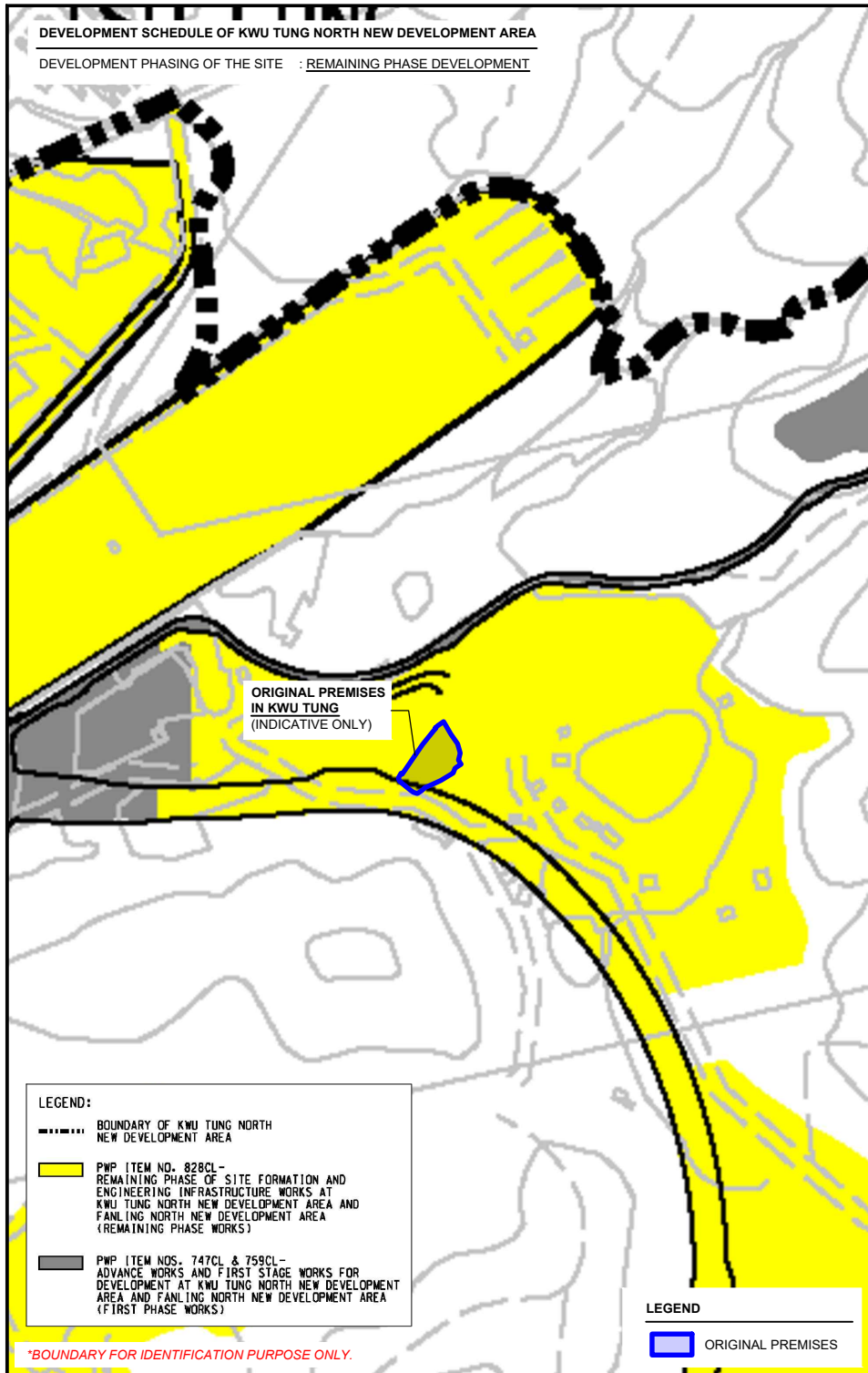
PLAN 4

VER.

001

DEVELOPMENT SCHEDULE OF KWU TUNG NORTH NEW DEVELOPMENT AREA

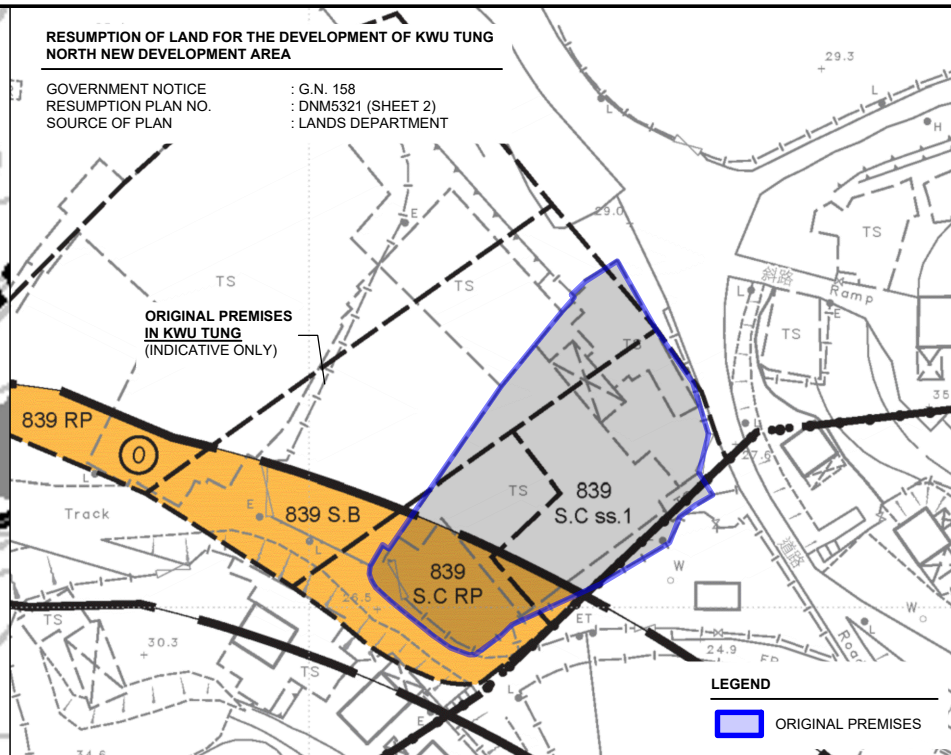
DEVELOPMENT PHASING OF THE SITE : REMAINING PHASE DEVELOPMENT



*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

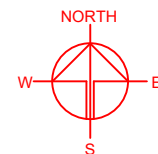
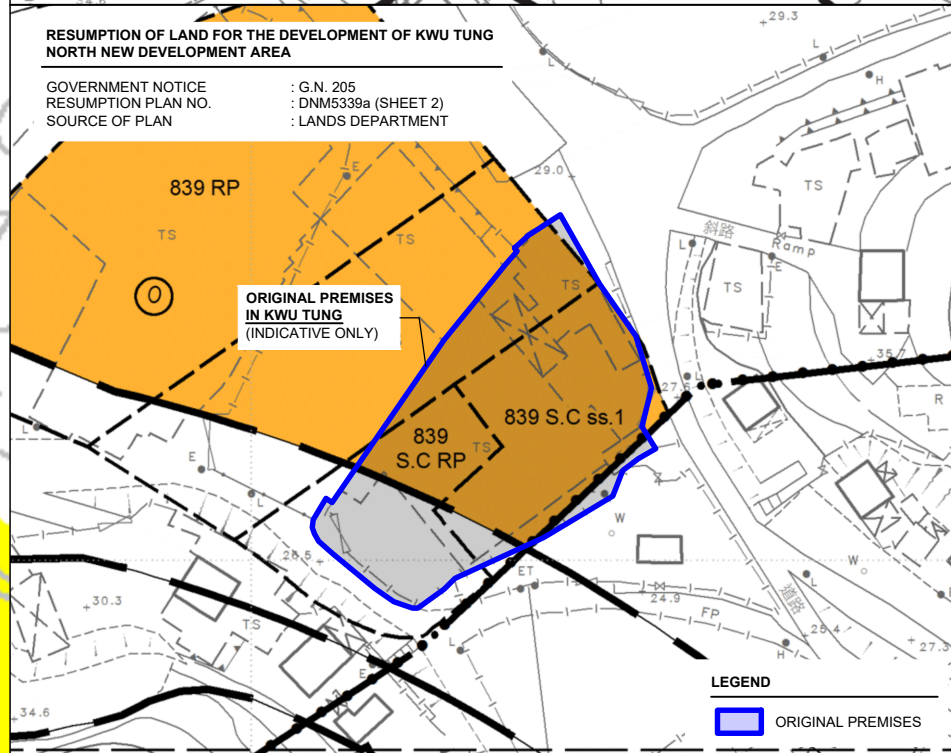
RESUMPTION OF LAND FOR THE DEVELOPMENT OF KWU TUNG NORTH NEW DEVELOPMENT AREA

GOVERNMENT NOTICE : G.N. 158
RESUMPTION PLAN NO. : DNM5321 (SHEET 2)
SOURCE OF PLAN : LANDS DEPARTMENT



RESUMPTION OF LAND FOR THE DEVELOPMENT OF KWU TUNG NORTH NEW DEVELOPMENT AREA

GOVERNMENT NOTICE : G.N. 205
RESUMPTION PLAN NO. : DNM5339a (SHEET 2)
SOURCE OF PLAN : LANDS DEPARTMENT



PLANNING CONSULTANT



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

SITE LOCATION
LOT 777 IN D.D. 78, CHUK YUEN, TA KWU LING, NEW TERRITORIES

SCALE

1 : 5000 / 1000 @ A4

DRAWN BY
MN

DATE
20.8.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE
OP - PHASING & RESUMPTION

DWG NO.
PLAN 5

VER.
001

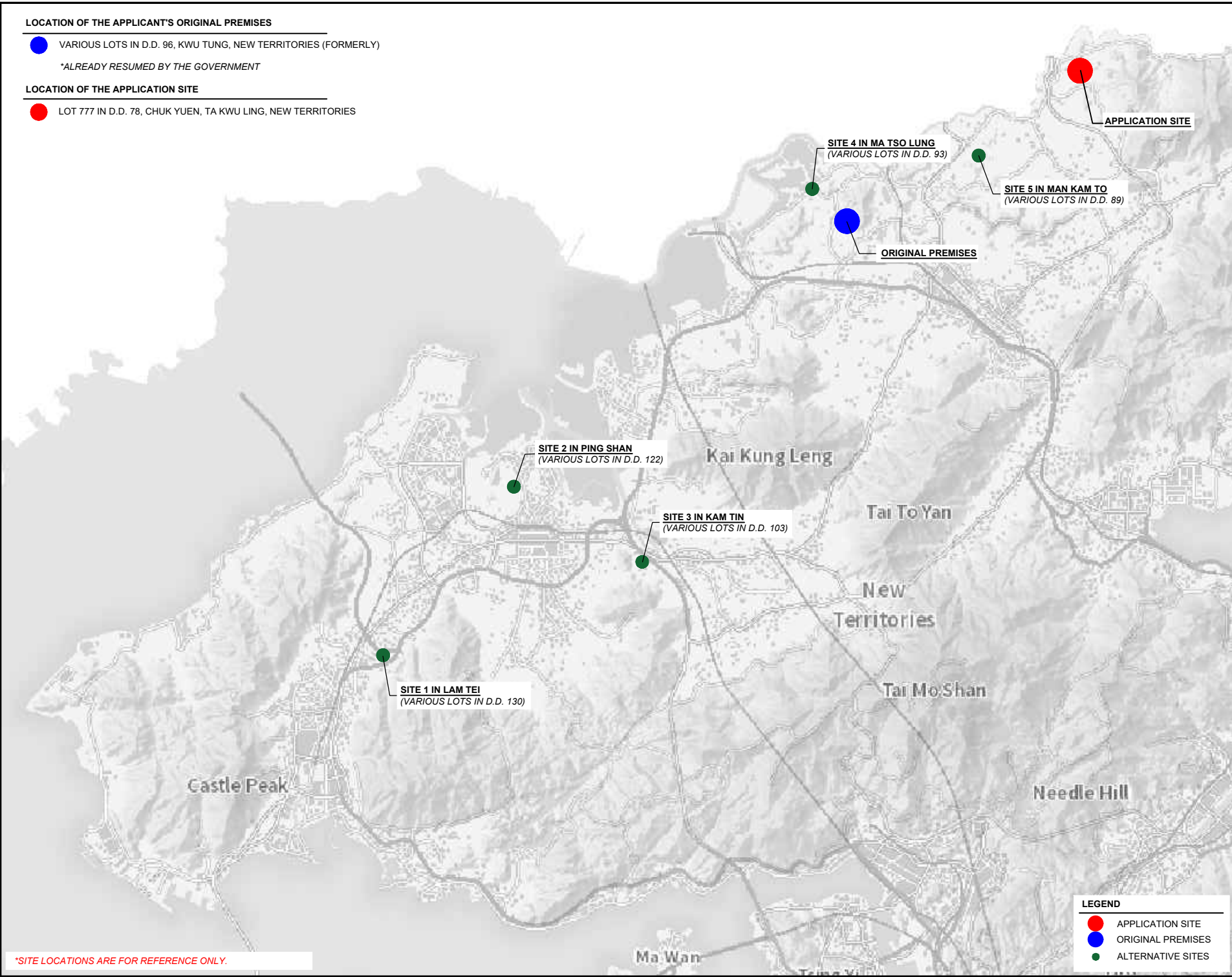
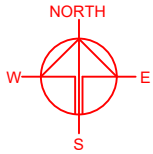
LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

VARIOUS LOTS IN D.D. 96, KWU TUNG, NEW TERRITORIES (FORMERLY)

**ALREADY RESUMED BY THE GOVERNMENT*

LOCATION OF THE APPLICATION SITE

LOT 777 IN D.D. 78, CHUK YUEN, TA KWU LING, NEW TERRITORIES



**SITE LOCATIONS ARE FOR REFERENCE ONLY.*

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 777 IN D.D. 78, CHUK YUEN, TA KWU LING, NEW TERRITORIES

SCALE

INDICATIVE @ A4

DRAWN BY CC DATE 29.8.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

ALTERNATIVE SITES

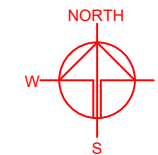
DWG NO. PLAN 6 VER. 001

LEGEND

- APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITES

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,413 m² (ABOUT)
SOURCE OF AERIAL PHOTO : TPB STATUTORY PLANNING PORTAL 3



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 777 IN D.D. 78, CHUK YUEN, TA KWU LING, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY	DATE
MN	29.8.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
AERIAL PHOTO

DWG NO.
PLAN 7

VER.
001

LEGEND

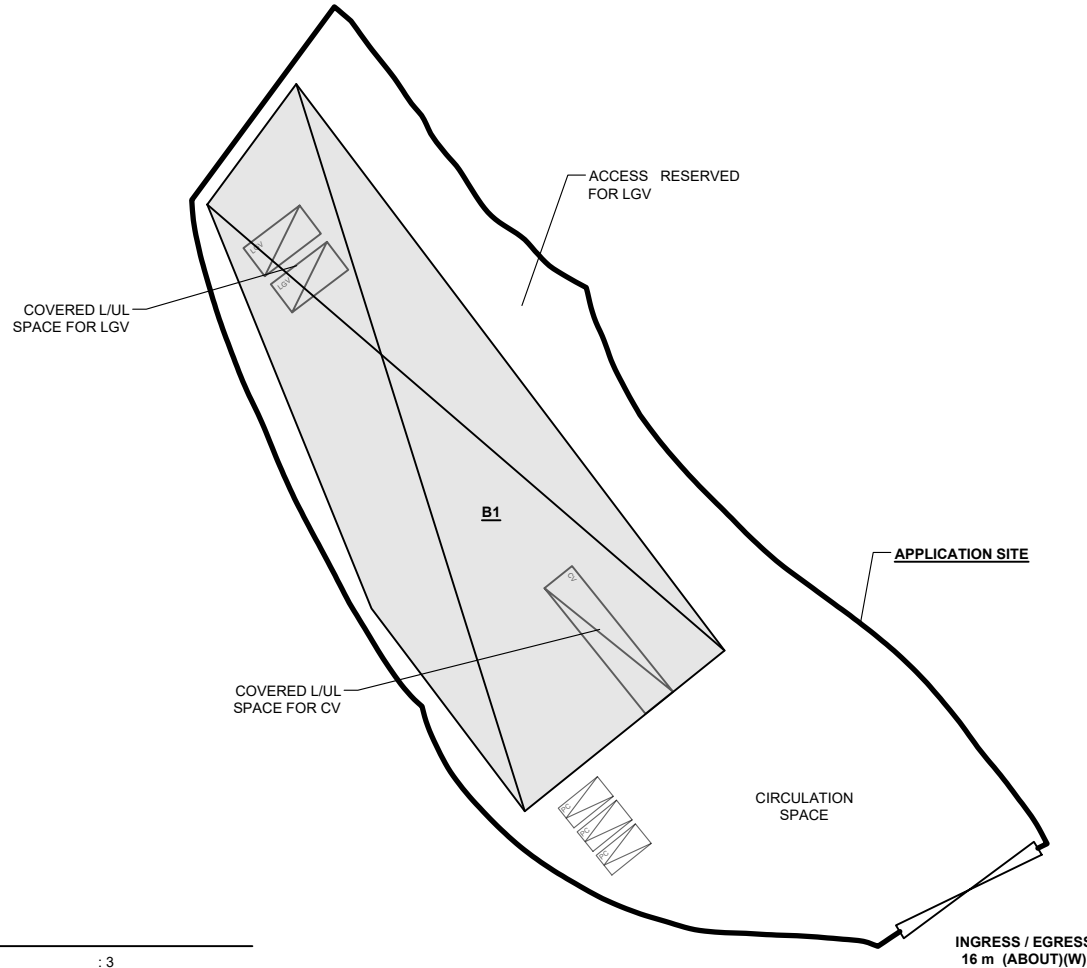
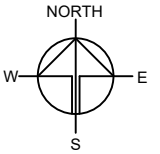
 APPLICATION SITE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,413 m	(ABOUT)
COVERED AREA	: 1,490 m ²	(ABOUT)
UNCOVERED AREA	: 1,923 m ²	(ABOUT)
PLOT RATIO	: 0.44	(ABOUT)
SITE COVERAGE	: 44%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,490 m ²	(ABOUT)
TOTAL GFA	: 1,490 m ²	(ABOUT)
BUILDING HEIGHT	: 11 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.), ANCILLARY OFFICE, WASHROOM AND COVERED L/UL SPACES	1,490 m ² (ABOUT)	1,490 m ² (ABOUT)	11 m (ABOUT)(1-STOREY)
TOTAL		1,490 m ² (ABOUT)	1,490 m ² (ABOUT)	

D.G.G. - DANGEROUS GOODS GODOWN



PARKING PROVISIONS

NO. OF PRIVATE CAR (PC) PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

LOADING/UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE (LGV)	: 2
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE (CV)	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) X 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PRIVATE CAR)
	L/UL SPACE (LIGHT GOODS VEHICLE)
	L/UL SPACE (CONTAINER VEHICLE)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 777 IN D.D. 78, CHUK YUEN, TA KWU LING, NEW TERRITORIES

SCALE

1 : 750 @ A4

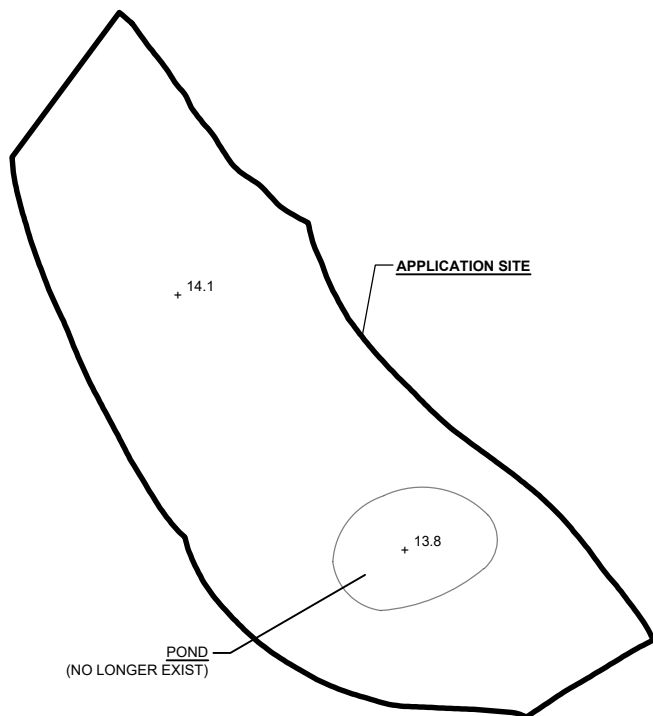
DRAWN BY MN	DATE 28.8.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 8	VER. 001
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EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 3,413 m ²	(ABOUT)
EXISTING SITE LEVELS	: +14.1 mPD	(ABOUT)
SITE SURFACE	: SOILED GROUND	
EXISTING POND AREA	: 263 m ²	(ABOUT)
DEPTH OF POND	: 0.3 m	(ABOUT)
CONDITION OF POND	: NO LONGER EXIST	



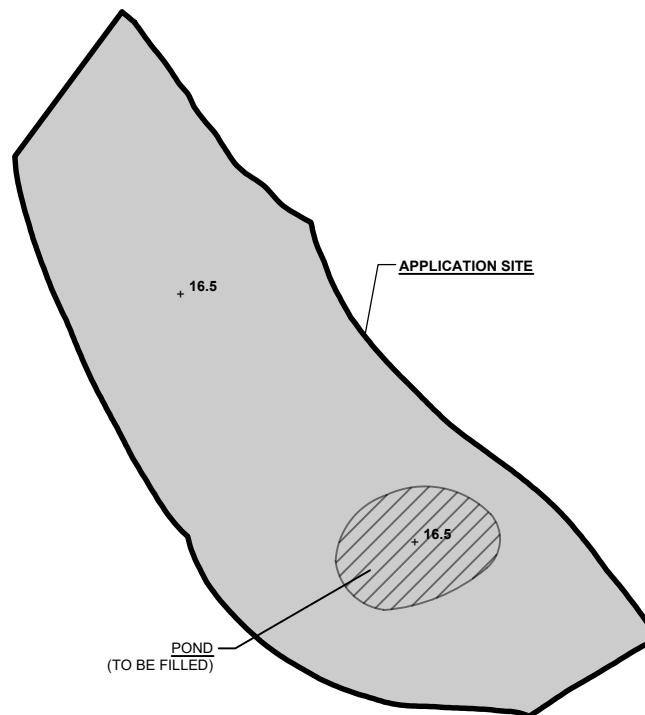
LEGEND

	APPLICATION SITE
+ 14.1	EXISTING SITE LEVEL

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

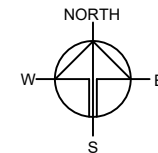
PROPOSED FILLING OF LAND AND POND AREA

APPLICATION SITE AREA	: 3,413 m ²	(ABOUT)
PROPOSED FILLING OF LAND AREA	: 3,150 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 2.4 m	
PROPOSED SITE LEVELS	: +16.5 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PROPOSED FILLING OF POND AREA	: 263 m ²	(ABOUT)
DEPTH OF POND FILLING	: NOT MORE THAN 2.7 m	
PROPOSED SITE LEVELS	: +16.5 mPD	(ABOUT)
MATERIAL OF FILLING	: CONCRETE	
USE	: PARKING AND LOADING / UNLOADING SPACE, SITE FORMATION OF STRUCTURE AND OPEN STORAGE AREA AND CIRCULATION SPACE	



LEGEND

	APPLICATION SITE
	FILLING OF LAND AREA
	FILLING OF POND AREA
+ 16.5	PROPOSED SITE LEVEL



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PROJECT

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

SITE LOCATION

LOT 777 IN D.D. 78, CHUK YUEN, TA KWU LING, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	2.10.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

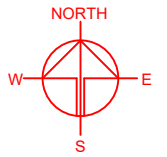
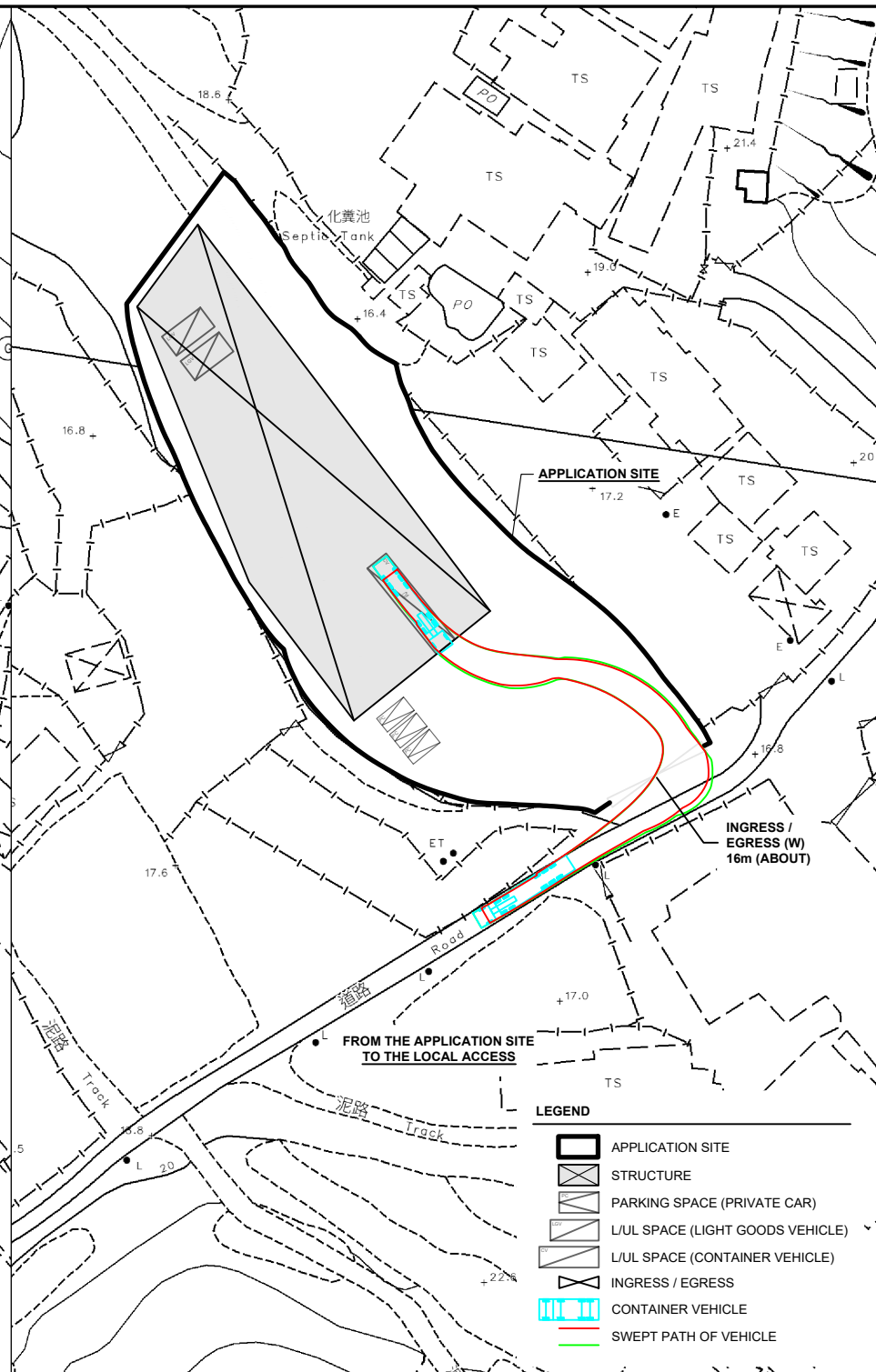
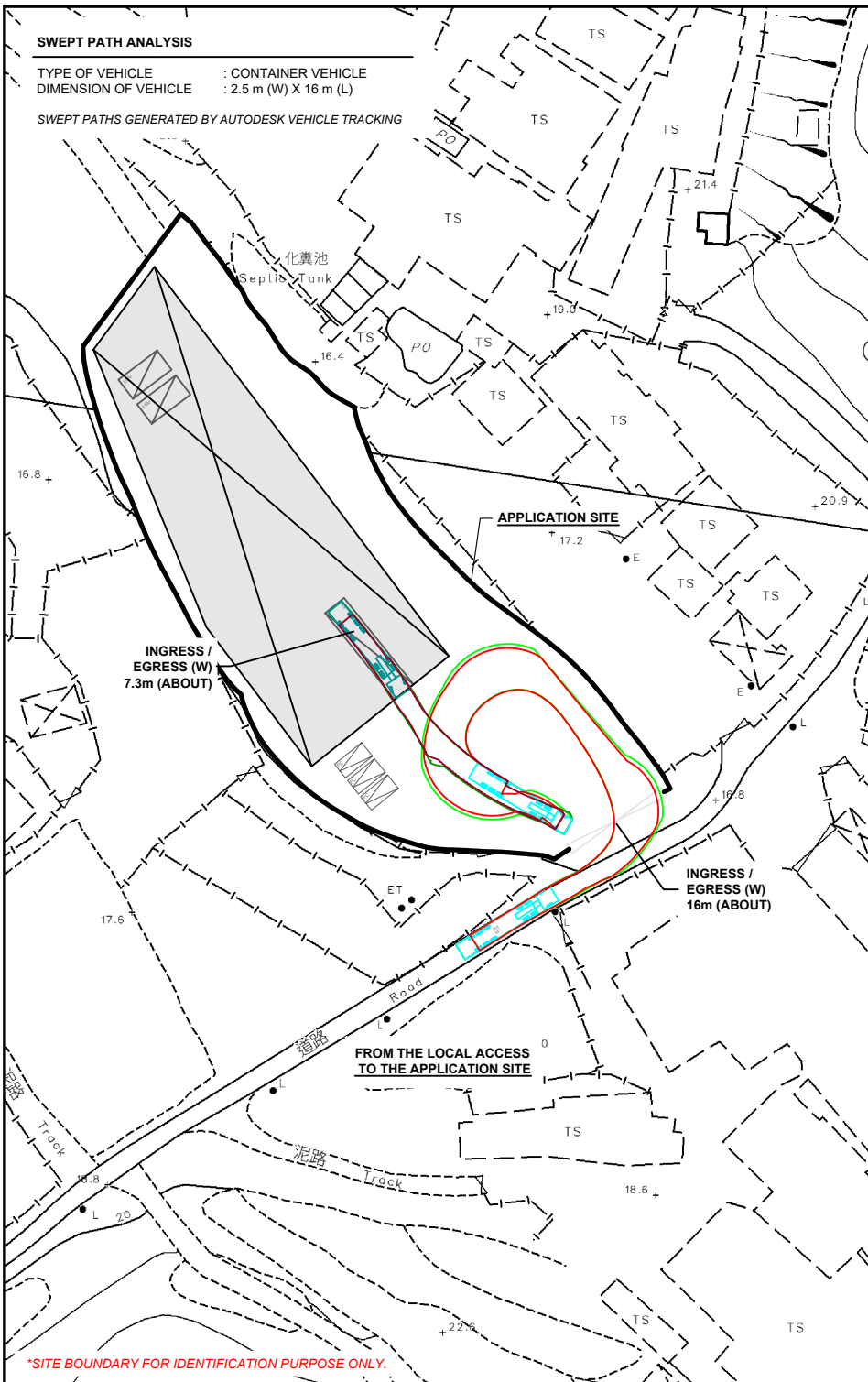
FILLING OF LAND

DWG NO.	VER.
PLAN 9	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



PLANNING CONSULTANT



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

SITE LOCATION
 LOT 777 IN D.D. 78, CHUK YUEN, TA KWU LING, NEW TERRITORIES

SCALE
 1:1000 @ A4

DRAWN BY
 MN
 DATE
 29.8.2025

CHECKED BY
 DATE

APPROVED BY
 DATE

DWG. TITLE
 SWEPT PATH ANALYSIS (CV)

DWG NO.
 PLAN 10
 VER.
 001

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (LIGHT GOODS VEHICLE)
- L/UL SPACE (CONTAINER VEHICLE)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEEP PATH OF VEHICLE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

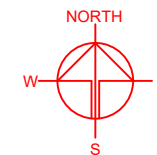
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



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

SITE LOCATION
 LOT 777 IN D.D. 78, CHUK YUEN, TA KWU LING, NEW TERRITORIES

SCALE
 1 : 1000 @ A4

DRAWN BY
 MN

DATE
 29.8.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE
 SWEEP PATH ANALYSIS (LGV)

DWG. NO.
 PLAN 11

VER.
 001