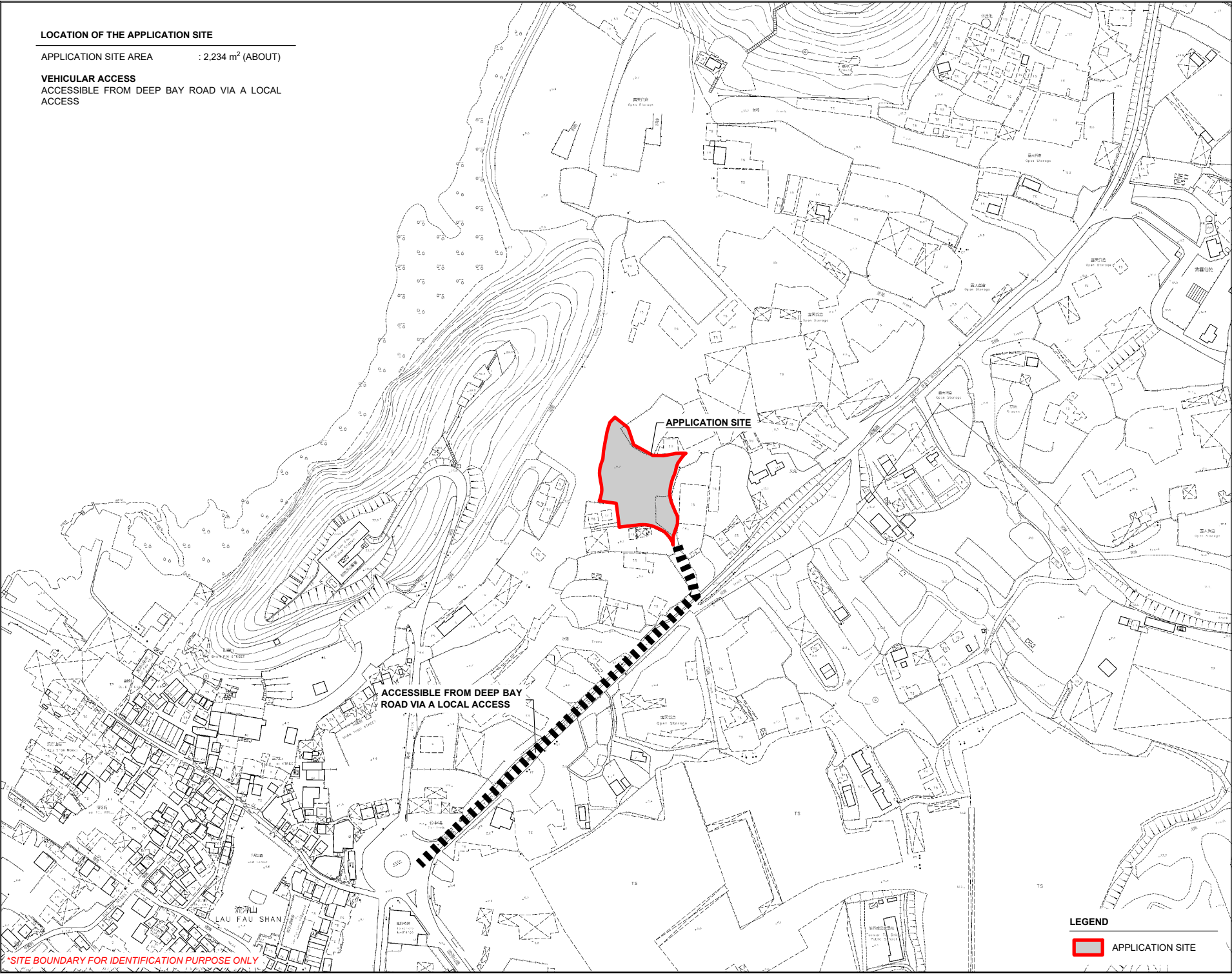


LOCATION OF THE APPLICATION SITE

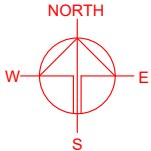
APPLICATION SITE AREA : 2,234 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM DEEP BAY ROAD VIA A LOCAL ACCESS



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



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PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) FOR A PERIOD OF 3 YEARS

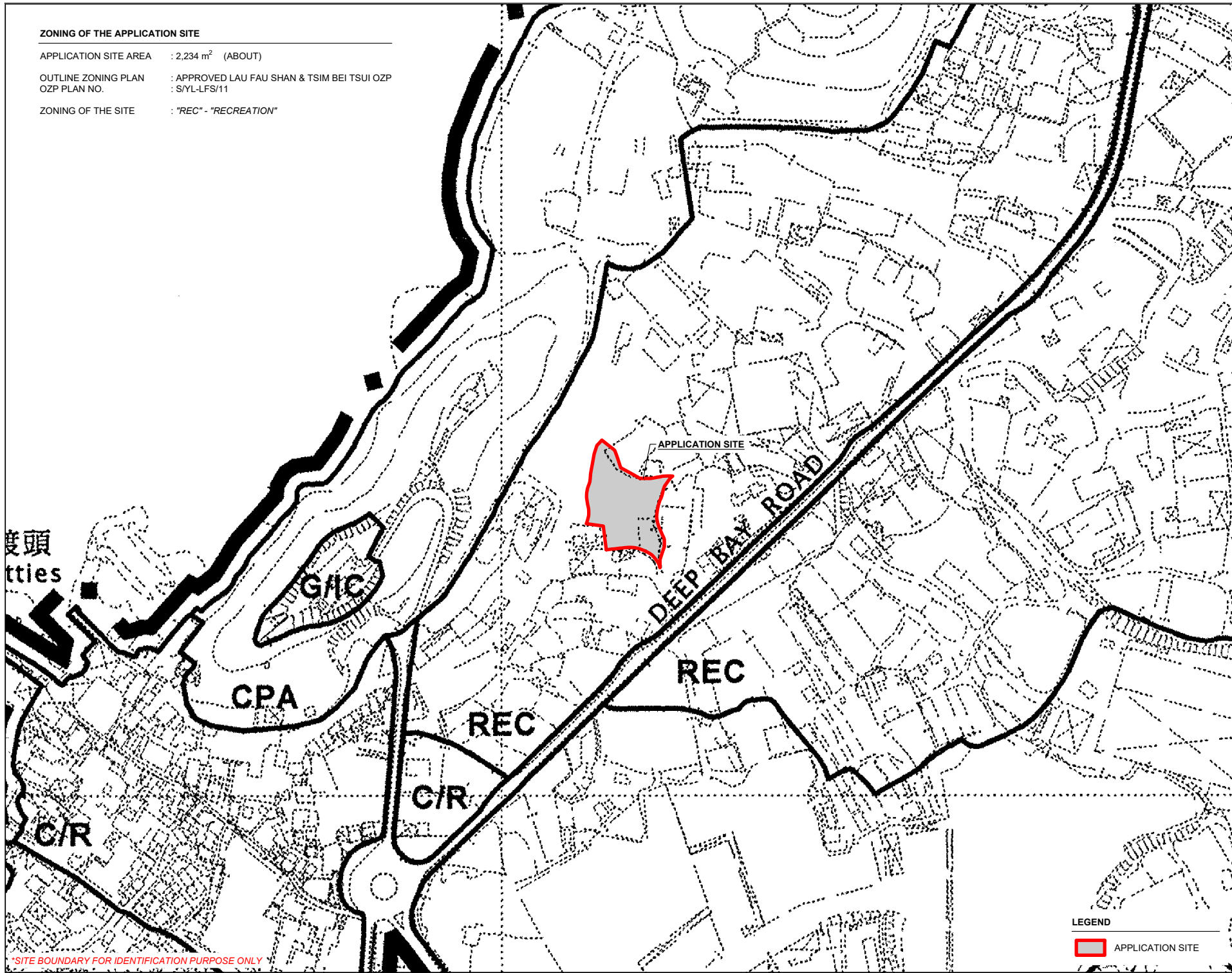
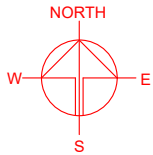
SITE LOCATION

LOTS 2092 AND 2093 (PART) IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 3000 @ A4	
DRAWN BY MN	DATE 11.3.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE LOCATION PLAN	
DWG NO. PLAN 1	VER. 001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,234 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED LAU FAU SHAN & TSIM BEI TSUI OZP
OZP PLAN NO. : S/YL-LFS/11
ZONING OF THE SITE : "REC" - "RECREATION"



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND
APPLICATION SITE

PLANNING CONSULTANT
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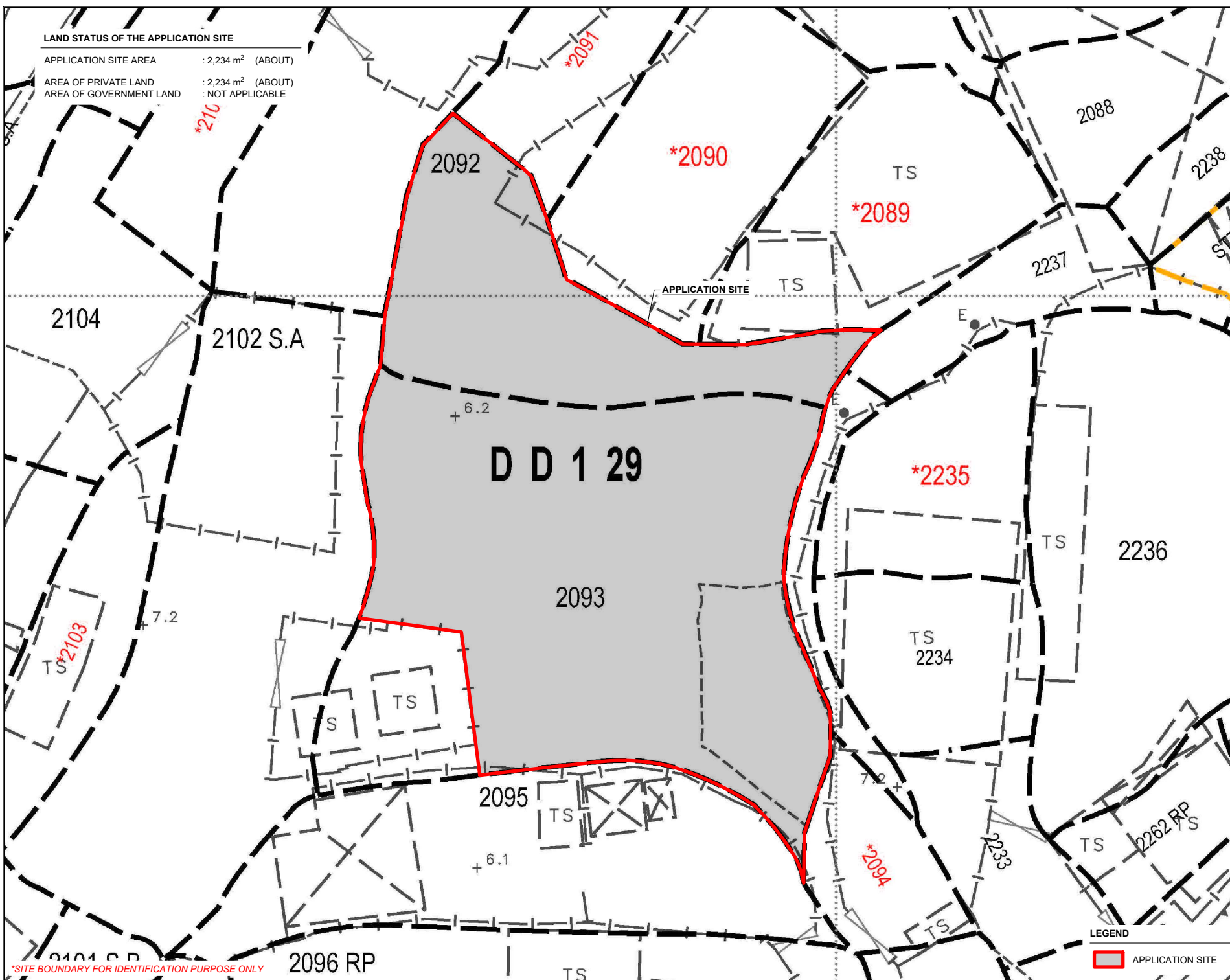
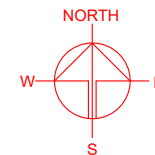
PROJECT
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS
TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS

SITE LOCATION
LOTS 2092 AND 2093 (PART) IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 3000 @ A4	
DRAWN BY MN	DATE 11.3.2025
REVISED 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 : 2,234 m² (ABOUT)
 AREA OF PRIVATE LAND : 2,234 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 2092 AND 2093 (PART) IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY MN DATE 11.3.2025

REVISED BY DATE

APPROVED BY DATE

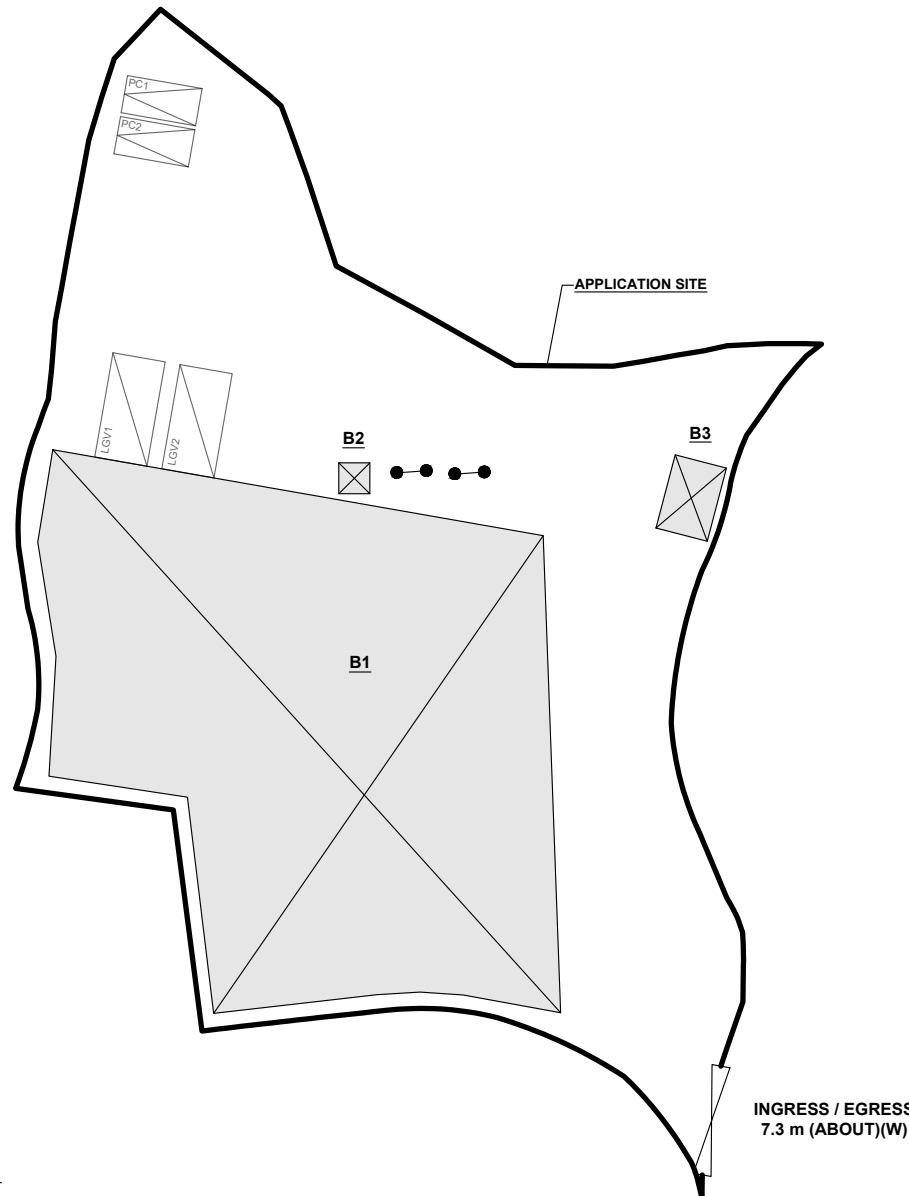
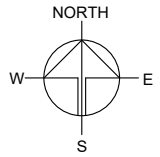
DWG. TITLE LAND STATUS OF THE SITE

DWG NO. PLAN 3 VER. 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,234 m ²	(ABOUT)
COVERED AREA	: 999 m ²	(ABOUT)
UNCOVERED AREA	: 1,235 m ²	(ABOUT)
PLOT RATIO	: 0.45	(ABOUT)
SITE COVERAGE	: 45 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 999 m ²	(ABOUT)
TOTAL GFA	: 999 m ²	(ABOUT)
BUILDING HEIGHT	: 3.5 m - 13 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	(G/F)	WAREHOUSE (EXCL. D.G.G.)	977 m ² (ABOUT)	13 m (ABOUT)(1-STOREY)
B2		METER ROOM	4 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3		WASHROOM	18 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		999 m ² (ABOUT)	999 m ² (ABOUT)	



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 L/UL SPACE	: 7 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	INGRESS / EGRESS
	H-POLE (ELECTRICITY)

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PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 2092 AND 2093 (PART) IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	11.3.2025
REVISED BY	DATE
APPROVED BY	DATE

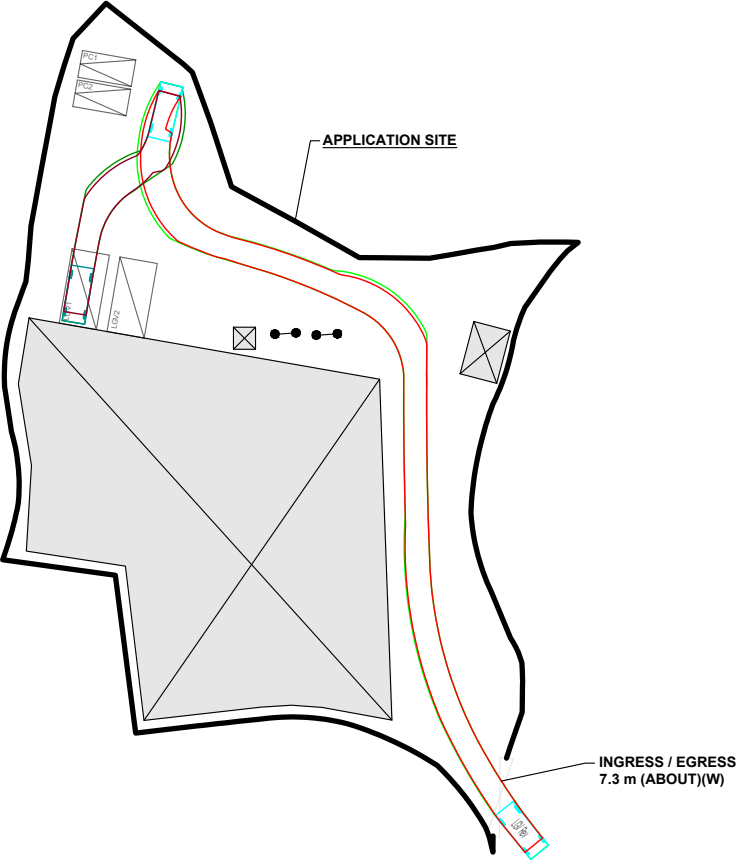
DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 4	VER. 001
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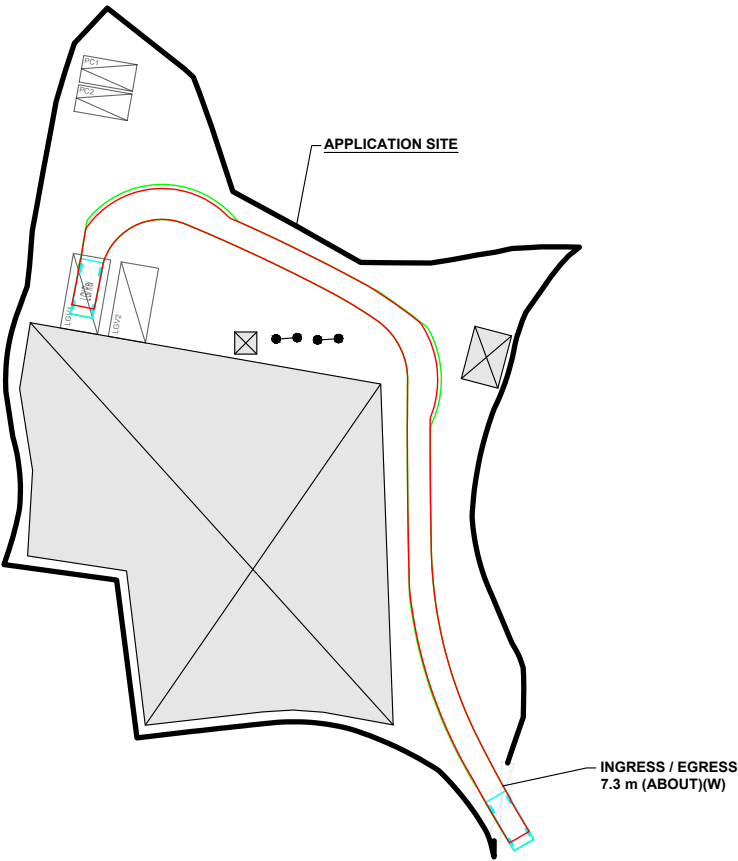
SWEPT PATH ANALYSIS

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



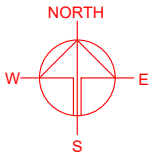
FROM THE LOCAL ACCESS TO
THE APPLICATION SITE



FROM THE APPLICATION SITE TO
THE LOCAL ACCESS

LEGEND

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



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 2092 AND 2093 (PART) IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY	DATE
MN	11.3.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE	
SWEPT PATH ANALYSIS	
DWG NO.	VER.
PLAN 5	001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY