

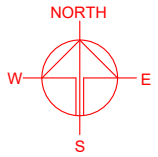
LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,923 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM TAI SHU HA ROAD WEST

ACCESSIBLE FROM TAI SHU HA ROAD WEST

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 118 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 2000 @ A4

DRAWN BY
MN 15.2.2024

REVISED BY
DATE

APPROVED BY
DATE

LEGEND

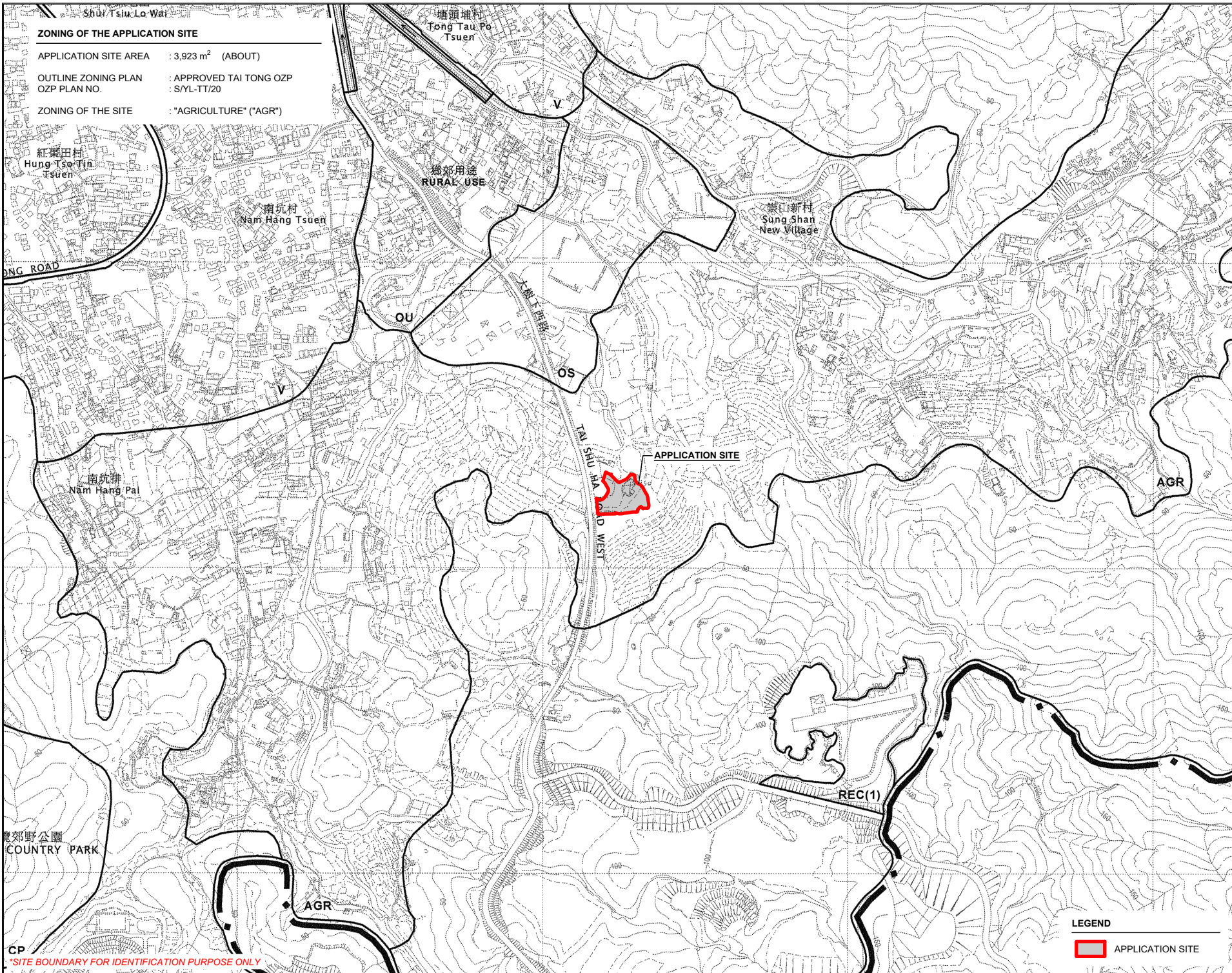
 APPLICATION SITE

DWG. TITLE
LOCATION PLAN

DWG NO.
PLAN 1

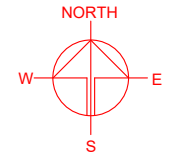
VER.
001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,923 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED TAI TONG OZP
 OZP PLAN NO. : S/YL-TT/20
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 118 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 8000 @ A4

DRAWN BY MN	DATE 15.2.2024
REVISED BY	DATE

APPROVED BY	DATE
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DWG. TITLE
ZONING OF THE SITE

DWG NO. PLAN 2	VER. 001
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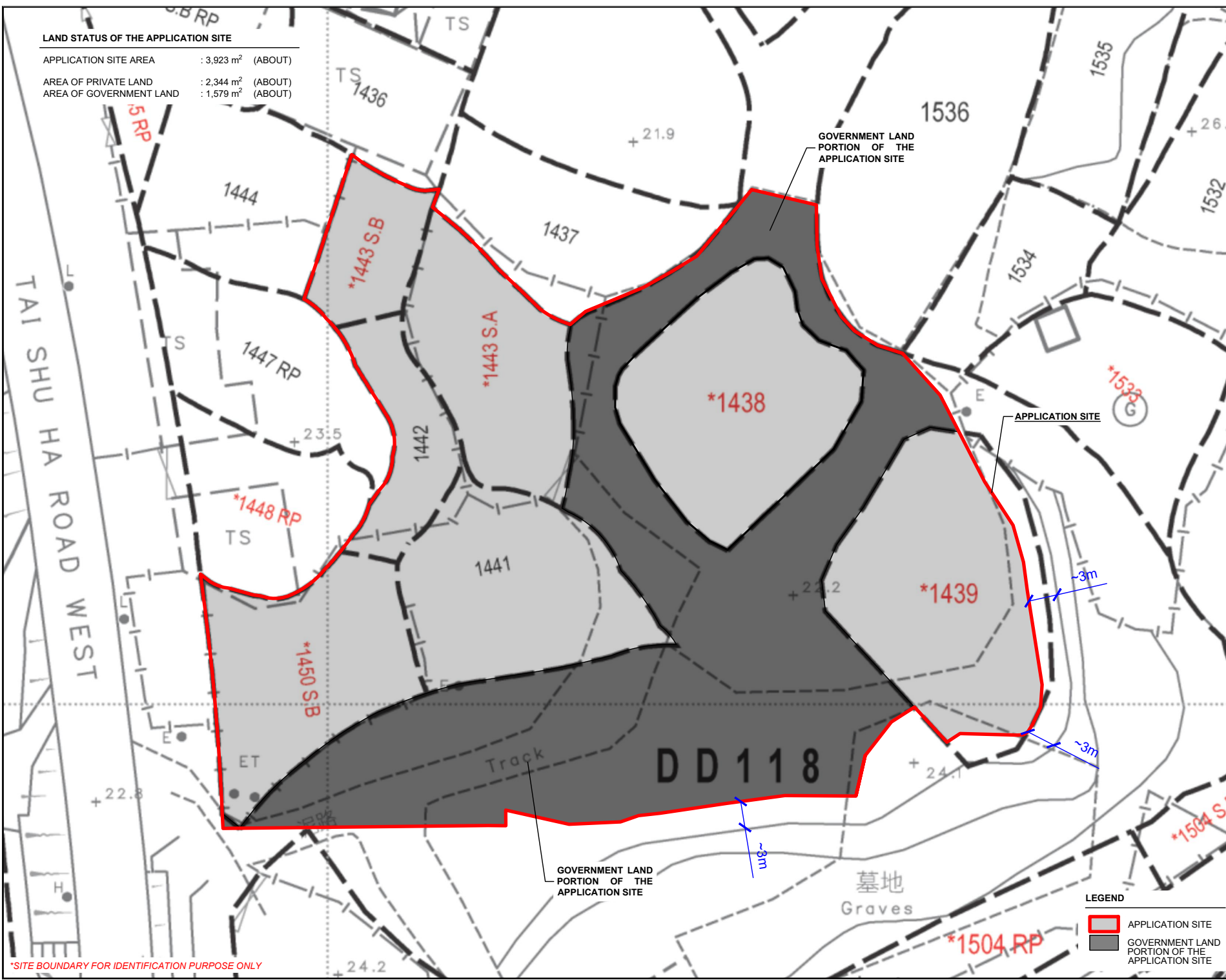
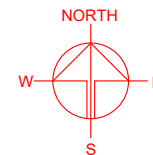
LEGEND

APPLICATION SITE

CP
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,923 m² (ABOUT)
 AREA OF PRIVATE LAND : 2,344 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 1,579 m² (ABOUT)



GOVERNMENT LAND PORTION OF THE APPLICATION SITE

APPLICATION SITE

GOVERNMENT LAND PORTION OF THE APPLICATION SITE

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND PORTION OF THE APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

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

SITE LOCATION
 VARIOUS LOTS IN D.D. 118 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE 1 : 500 @ A4	
DRAWN BY MN	DATE 15.2.2024
REVISED BY	DATE
APPROVED BY	DATE

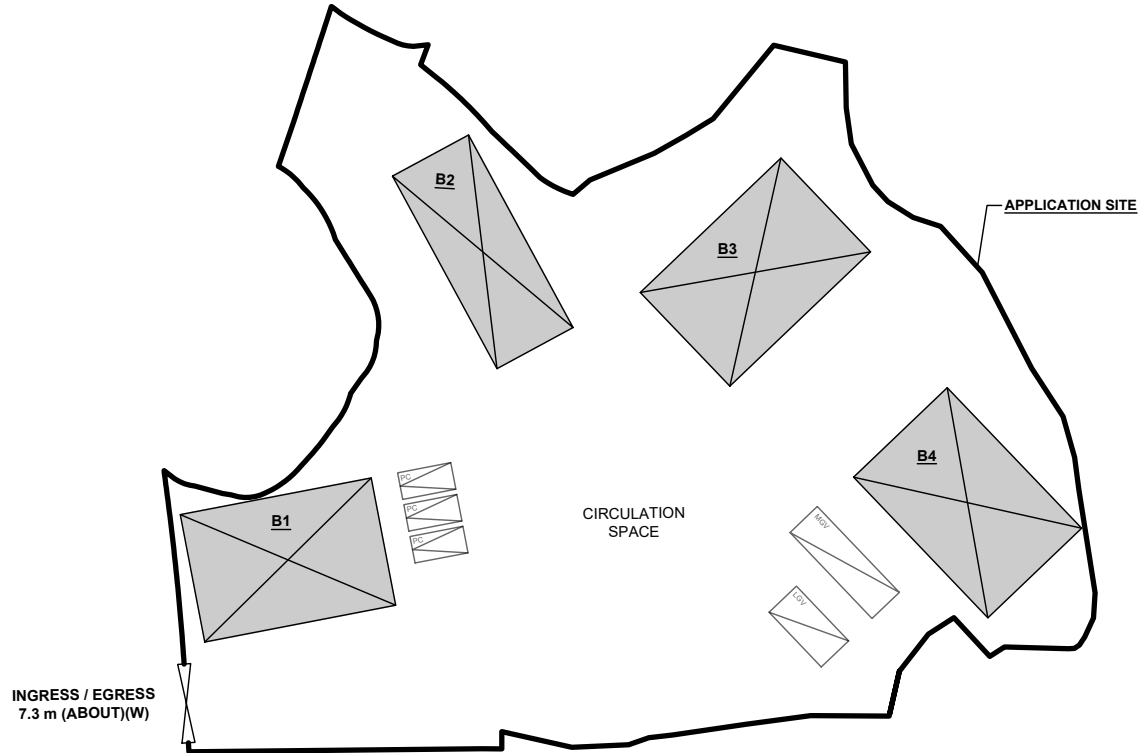
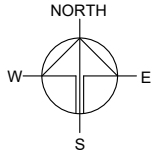
DWG. TITLE LAND STATUS OF THE SITE	
DWG NO. PLAN 3	VER. 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,923 m ²	(ABOUT)
COVERED AREA	: 810 m ²	(ABOUT)
UNCOVERED AREA	: 3,113 m ²	(ABOUT)
PLOT RATIO	: 0.21	(ABOUT)
SITE COVERAGE	: 21 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 810 m ²	(ABOUT)
TOTAL GFA	: 810 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B2	SITE OFFICE AND WASHROOM	162 m ² (ABOUT)	162 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	216 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.),	216 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		810 m² (ABOUT)	810 m² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF L/U/L SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/U/L SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 11 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	LOADING / UNLOADING SPACE (MGW)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 118 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY: MN DATE: 15.2.2024

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
LAYOUT PLAN



DWG NO. VER.
PLAN 4 001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,923 m² (ABOUT)
 SOILED GROUND AREA : 3,923 m² (ABOUT)
 EXISTING SITE LEVEL : +22.2 mPD (ABOUT)



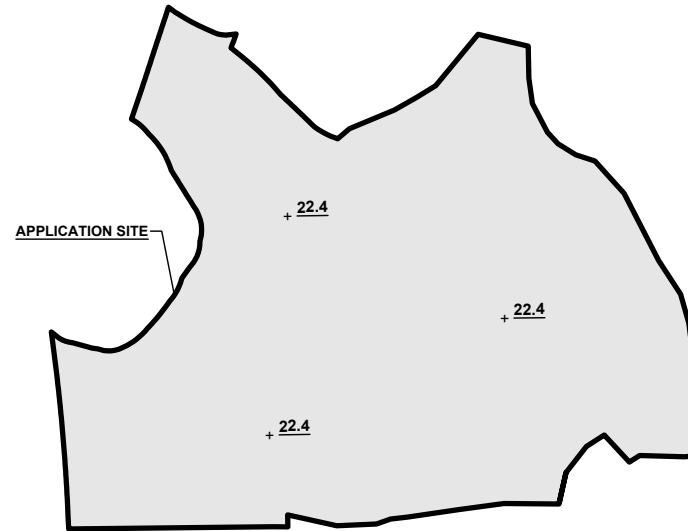
LEGEND

-  APPLICATION SITE
-  EXISTING SOILED GROUND
- +3.4 SITE LEVEL



SITE LEVELS ARE FOR REFERENCE ONLY.

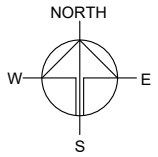
PROPOSED FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA : 3,923 m² (ABOUT)
 COVERED BY STRUCTURE : 810 m² (ABOUT)
 PROPOSED LAND FILLING AREA : 3,923 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
 PROPOSED SITE LEVELS : +22.4 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 USE : SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE



LEGEND

-  APPLICATION SITE
-  PROPOSED HARD-PAVED AREA
- +22.4 SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 118 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	15.2.2024

REVISED BY	DATE

APPROVED BY	DATE

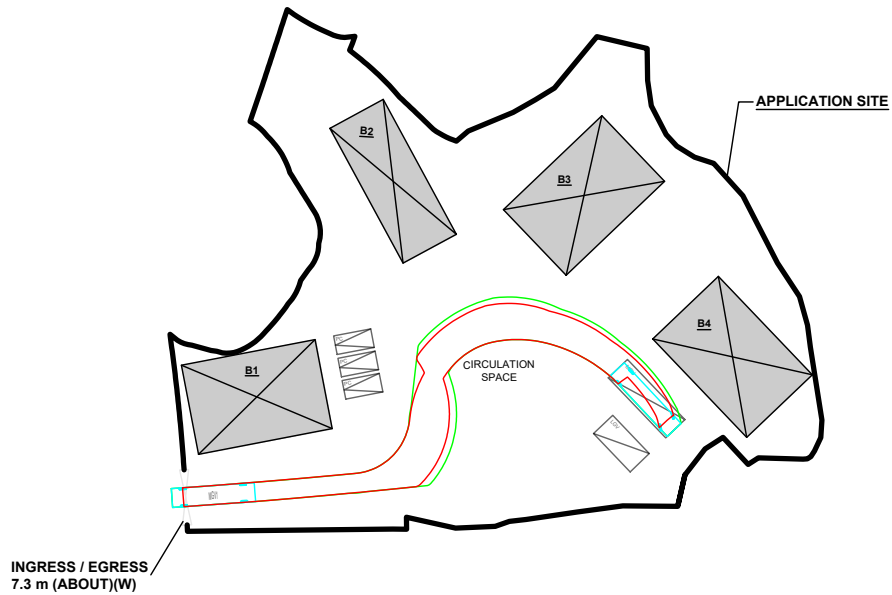
DWG. TITLE
 FILLING OF LAND

DWG NO.	VER.
PLAN 5	001

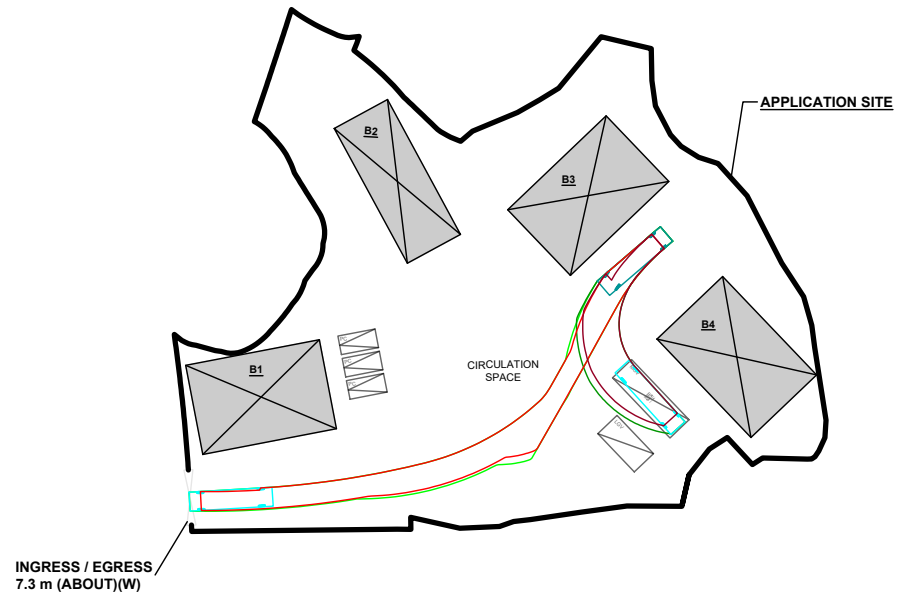
SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



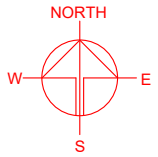
**FROM TAI SHU HA ROAD WEST
 TO THE APPLICATION SITE**



**FROM THE APPLICATION SITE
 TO TAI SHU HA ROAD WEST**

LEGEND

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



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SITE LOCATION

VARIOUS LOTS IN D.D. 118 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY MN	DATE 15.2.2024
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CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
SWEPT PATH ANALYSIS

DWG NO. PLAN 6	VER. 001
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