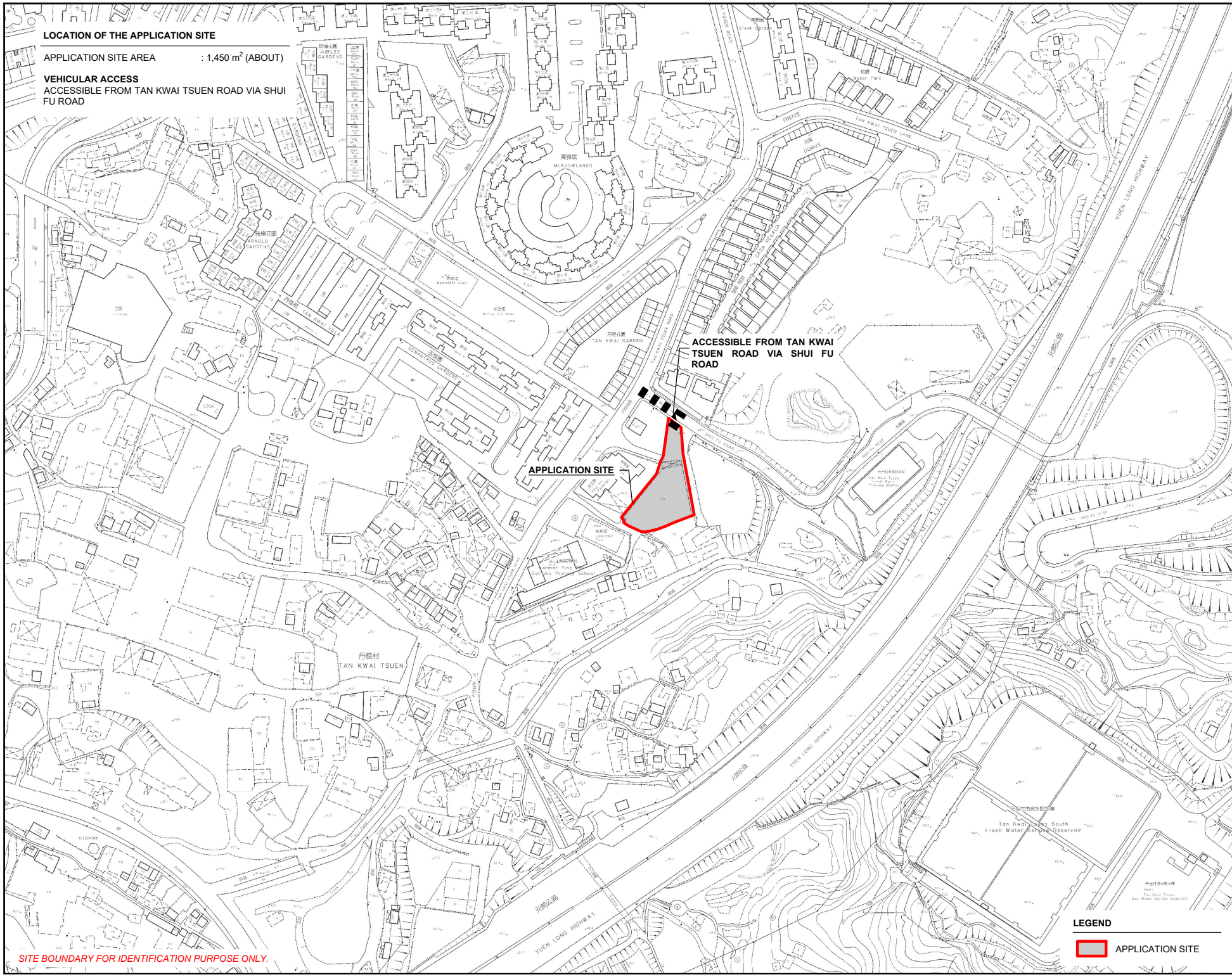
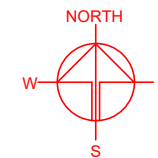


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,450 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM TAN KWAI TSUEN ROAD VIA SHUI FU ROAD



ACCESSIBLE FROM TAN KWAI TSUEN ROAD VIA SHUI FU ROAD

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 2611 S.A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

12.9.2023

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DWG. TITLE

LOCATION PLAN

DWG. NO.

PLAN 1

VER.

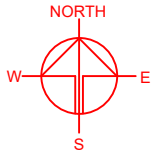
001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,450 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED TONG YAN SAN TSUEN OZP
OZP PLAN NO. : S/YL-TYST/14

ZONING OF THE SITE : "RESIDENTIAL (GROUP D)",
"RESIDENTIAL (GROUP B)1" AND
"GOVERNMENT, INSTITUTION OR COMMUNITY"



菁雅居
Meadowlands

APPLICATION SITE

R(B)1

G/IC

G/IC

丹桂村
Tan Kwai Tsuen

R(D)

GDA

丹桂村南
食水配水庫
Tan Kwai Tsuen
South Fresh Water
Service Reservoir

PLANNING CONSULTANT



PROJECT

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

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

SITE LOCATION

LOT 2611 S.A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY	DATE
MN	12.9.2023

CHECKED BY	DATE
OL	9.10.2023

APPROVED BY	DATE

DWG. TITLE
ZONING PLAN

DWG NO.	VER.
PLAN 2	002

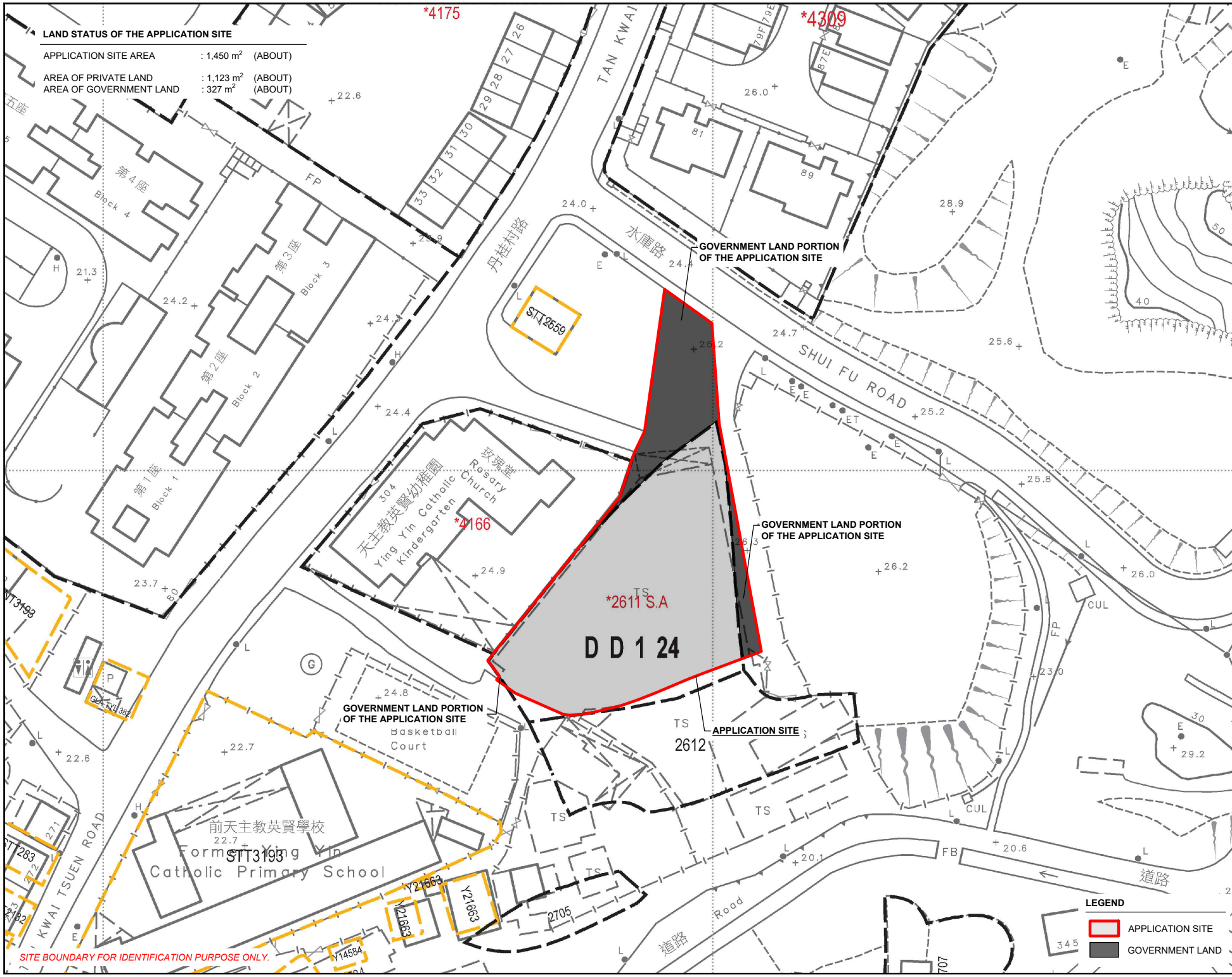
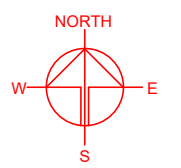
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

*4175

*4309

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,450 m² (ABOUT)
 AREA OF PRIVATE LAND : 1,123 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 327 m² (ABOUT)



TS
 *2611 S.A
DD 124

GOVERNMENT LAND PORTION
 OF THE APPLICATION SITE

GOVERNMENT LAND PORTION
 OF THE APPLICATION SITE

GOVERNMENT LAND PORTION
 OF THE APPLICATION SITE

APPLICATION SITE

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 2611 S.A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

12.9.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG. NO.

PLAN 3

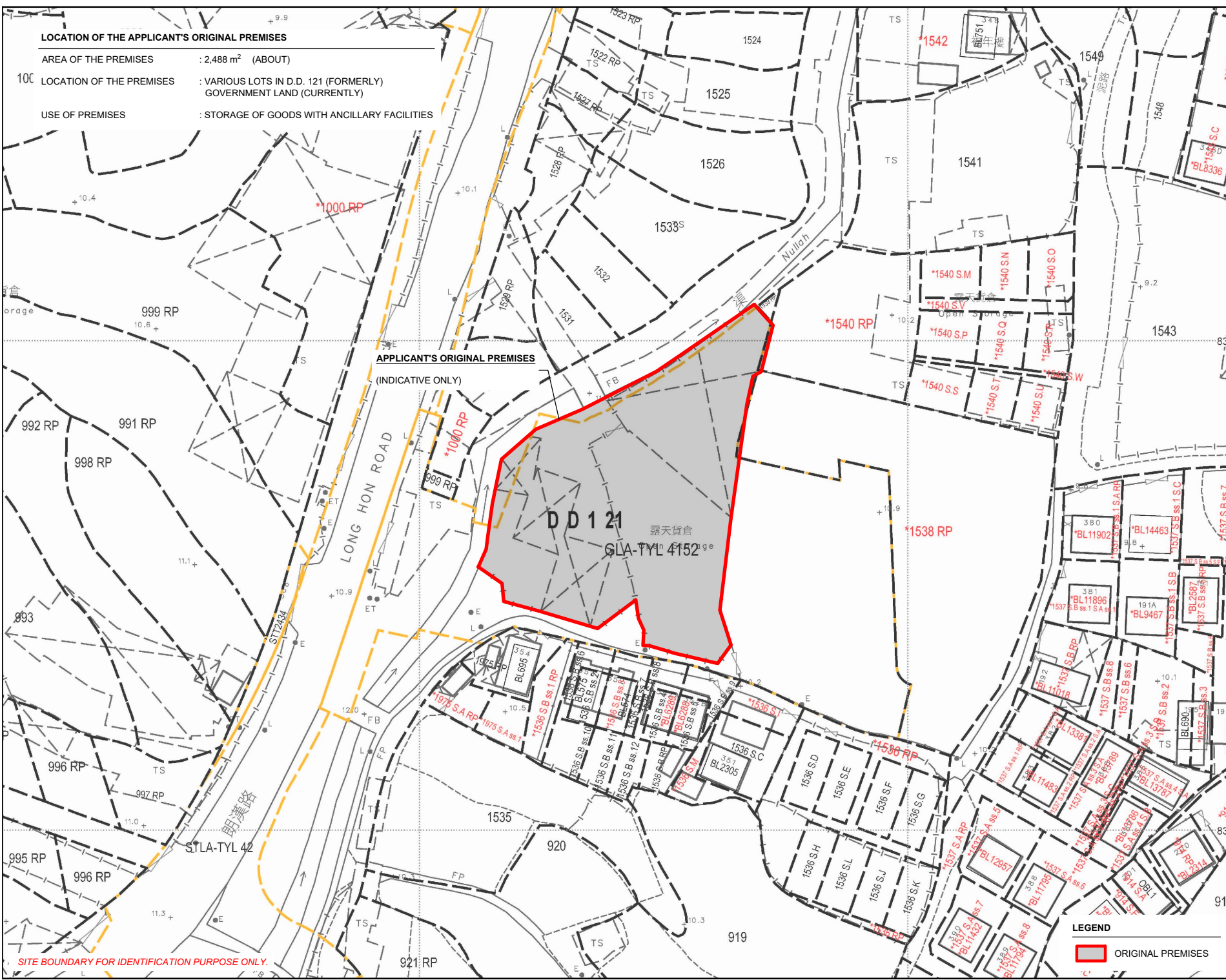
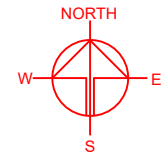
VER.

001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

AREA OF THE PREMISES : 2,488 m² (ABOUT)
 LOCATION OF THE PREMISES : VARIOUS LOTS IN D.D. 121 (FORMERLY) GOVERNMENT LAND (CURRENTLY)
 USE OF PREMISES : STORAGE OF GOODS WITH ANCILLARY FACILITIES



APPLICANT'S ORIGINAL PREMISES
 (INDICATIVE ONLY)

DD 121
 露天貨倉
 GLA-TYL 4152

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
 TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

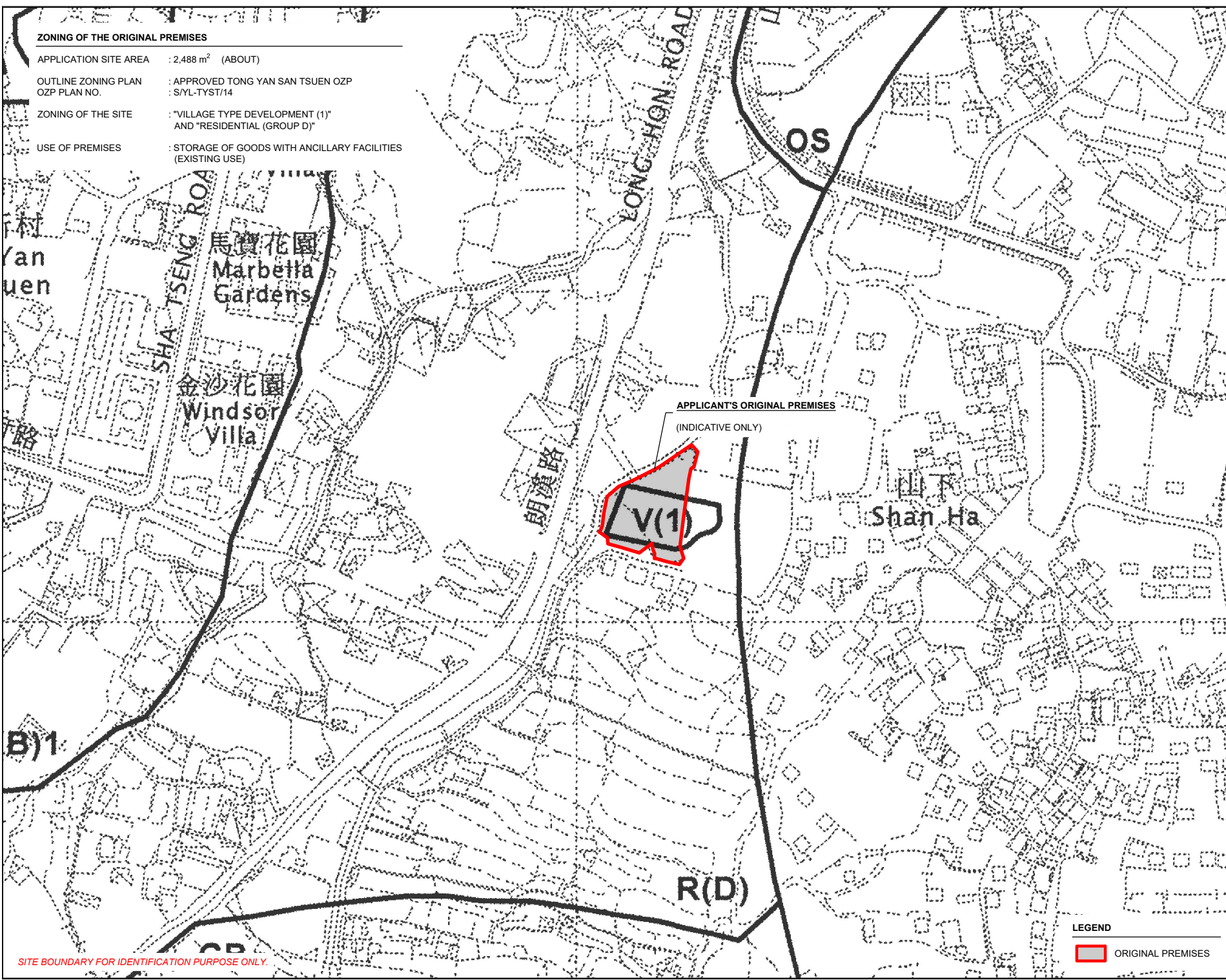
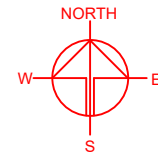
SITE LOCATION
 LOT 2611 S A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES

SCALE 1: 1000 @ A4	
DRAWN BY MN	DATE 12.9.2023
CHECKED BY OL	DATE 9.10.2023
APPROVED BY	DATE
DWG. TITLE OP - LAND STATUS	
DWG NO. PLAN 4	VER. 002

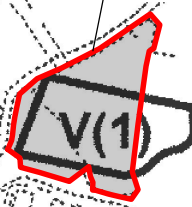
LEGEND
 ORIGINAL PREMISES

ZONING OF THE ORIGINAL PREMISES

APPLICATION SITE AREA : 2,488 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED TONG YAN SAN TSUEN OZP
 OZP PLAN NO. : S/YL-TYST/14
 ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT (1)"
 AND "RESIDENTIAL (GROUP D)"
 USE OF PREMISES : STORAGE OF GOODS WITH ANCILLARY FACILITIES
 (EXISTING USE)



APPLICANT'S ORIGINAL PREMISES
 (INDICATIVE ONLY)



PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

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

SITE LOCATION
 LOT 2611 S.A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 3000 @ A4	
DRAWN BY MN	DATE 12.9.2023
CHECKED BY OL	DATE 9.10.2023
APPROVED BY	DATE
DWG. TITLE OP - ZONING PLAN	
DWG NO. PLAN 5	VER. 002

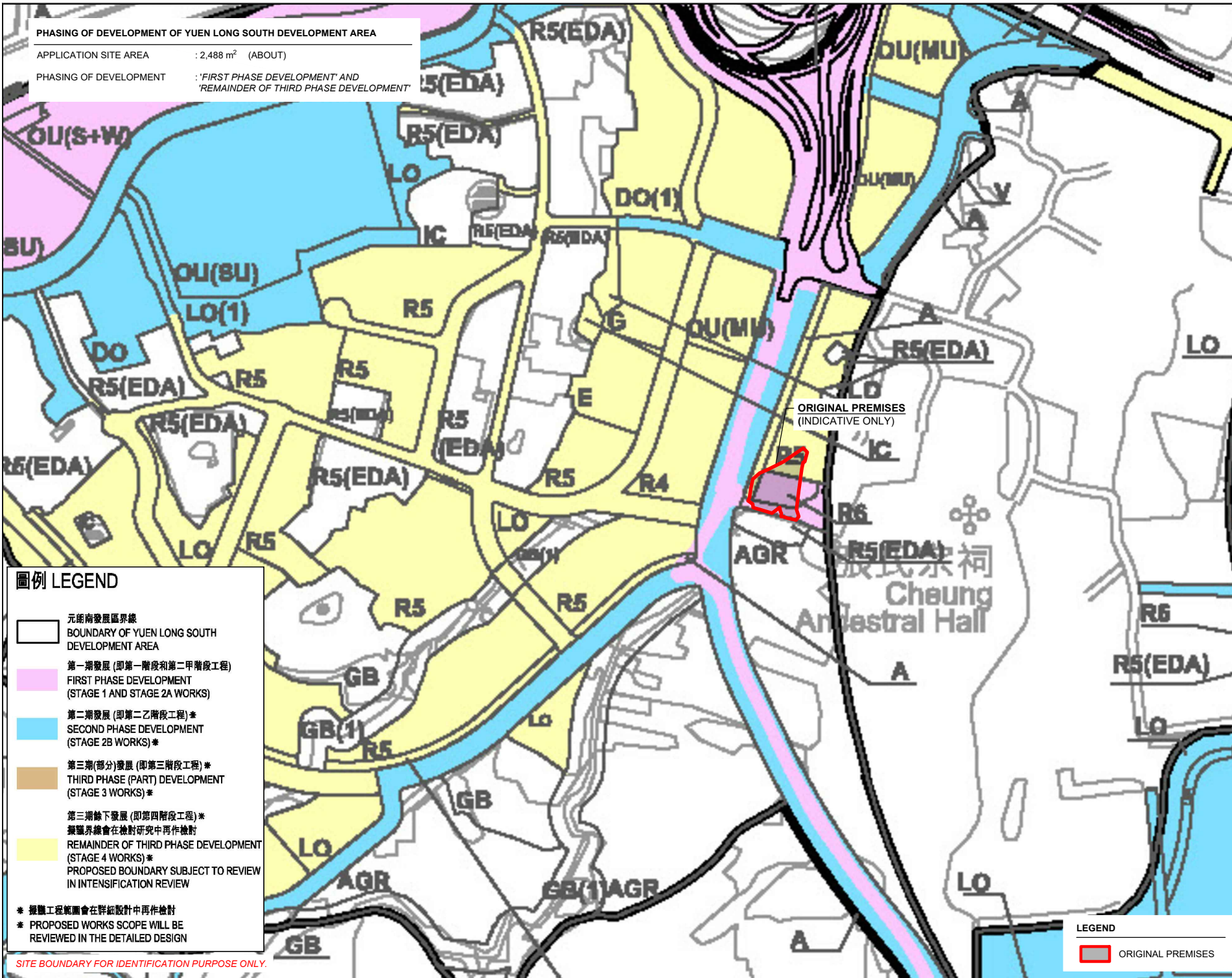
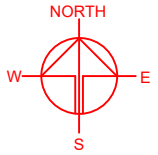
LEGEND
 ORIGINAL PREMISES

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PHASING OF DEVELOPMENT OF YUEN LONG SOUTH DEVELOPMENT AREA

APPLICATION SITE AREA : 2,488 m² (ABOUT)

PHASING OF DEVELOPMENT : 'FIRST PHASE DEVELOPMENT' AND 'REMAINDER OF THIRD PHASE DEVELOPMENT'



圖例 LEGEND

- 元朗南發展區界線
BOUNDARY OF YUEN LONG SOUTH DEVELOPMENT AREA
 - 第一期發展 (即第一階段和第二阶段工程)
FIRST PHASE DEVELOPMENT (STAGE 1 AND STAGE 2A WORKS)
 - 第二期發展 (即第二階段工程)*
SECOND PHASE DEVELOPMENT (STAGE 2B WORKS)*
 - 第三期(部分)發展 (即第三階段工程)*
THIRD PHASE (PART) DEVELOPMENT (STAGE 3 WORKS)*
 - 第三期餘下發展 (即第四階段工程)*
擬議界線會在檢討研究中再作檢討
REMAINDER OF THIRD PHASE DEVELOPMENT (STAGE 4 WORKS)*
PROPOSED BOUNDARY SUBJECT TO REVIEW IN INTENSIFICATION REVIEW
- * 擬議工程範圍會在詳細設計中再作檢討
* PROPOSED WORKS SCOPE WILL BE REVIEWED IN THE DETAILED DESIGN

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ORIGINAL PREMISES (INDICATIVE ONLY)

LEGEND
 ORIGINAL PREMISES

PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

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

SITE LOCATION
LOT 2611 S.A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 5000 @ A4	
DRAWN BY MN	DATE 12.9.2023
CHECKED BY OL	DATE 9.10.2023
APPROVED BY	DATE
DWG. TITLE OP (YLS DA IMP. PHASING)	
DWG NO. PLAN 6	VER. 002

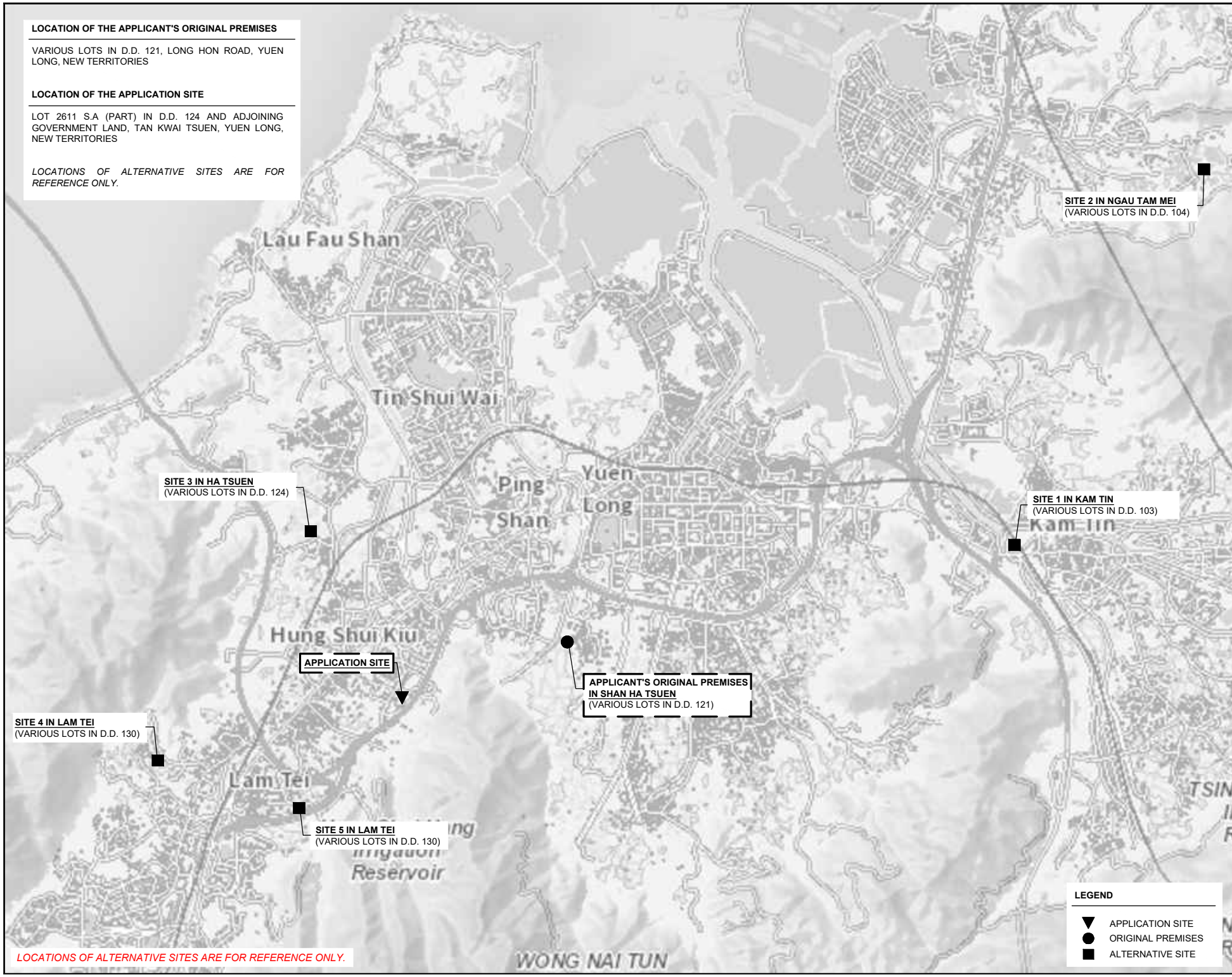
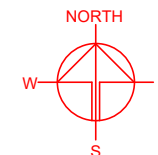
LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

VARIOUS LOTS IN D.D. 121, LONG HON ROAD, YUEN LONG, NEW TERRITORIES

LOCATION OF THE APPLICATION SITE

LOT 2611 S.A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES

LOCATIONS OF ALTERNATIVE SITES ARE FOR REFERENCE ONLY.



SITE 2 IN NGAU TAM MEI
(VARIOUS LOTS IN D.D. 104)

SITE 1 IN KAM TIN
(VARIOUS LOTS IN D.D. 103)

SITE 3 IN HA TSUEN
(VARIOUS LOTS IN D.D. 124)

APPLICANT'S ORIGINAL PREMISES
IN SHAN HA TSUEN
(VARIOUS LOTS IN D.D. 121)

APPLICATION SITE

SITE 4 IN LAM TEI
(VARIOUS LOTS IN D.D. 130)

SITE 5 IN LAM TEI
(VARIOUS LOTS IN D.D. 130)

LOCATIONS OF ALTERNATIVE SITES ARE FOR REFERENCE ONLY.

LEGEND

- ▼ APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITE

PLANNING CONSULTANT

PROJECT

PROPOSED WAREHOUSE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

SITE LOCATION

LOT 2611 S.A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

INDICATIVE ONLY

DRAWN BY	DATE
MN	12.9.2023
CHECKED BY	DATE
APPROVED BY	DATE

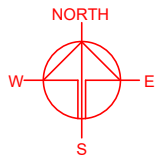
DWG. TITLE

ALTERNATIVE SITES

DWG NO.	VER.
PLAN 7	001

EXISTING CONDITION OF THE APPLICATION SITE

DATE OF AERIAL PHOTO : 5/4/2022
PHOTO NO. : E157712
SOURCE : LANDS DEPARTMENT



APPLICATION SITE
(INDICATIVE ONLY)

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 2611 S.A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY	DATE
MN	12.9.2023
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
AERIAL PHOTO OF THE SITE

DWG NO.
PLAN 8

VER.
001

LEGEND

 APPLICATION SITE

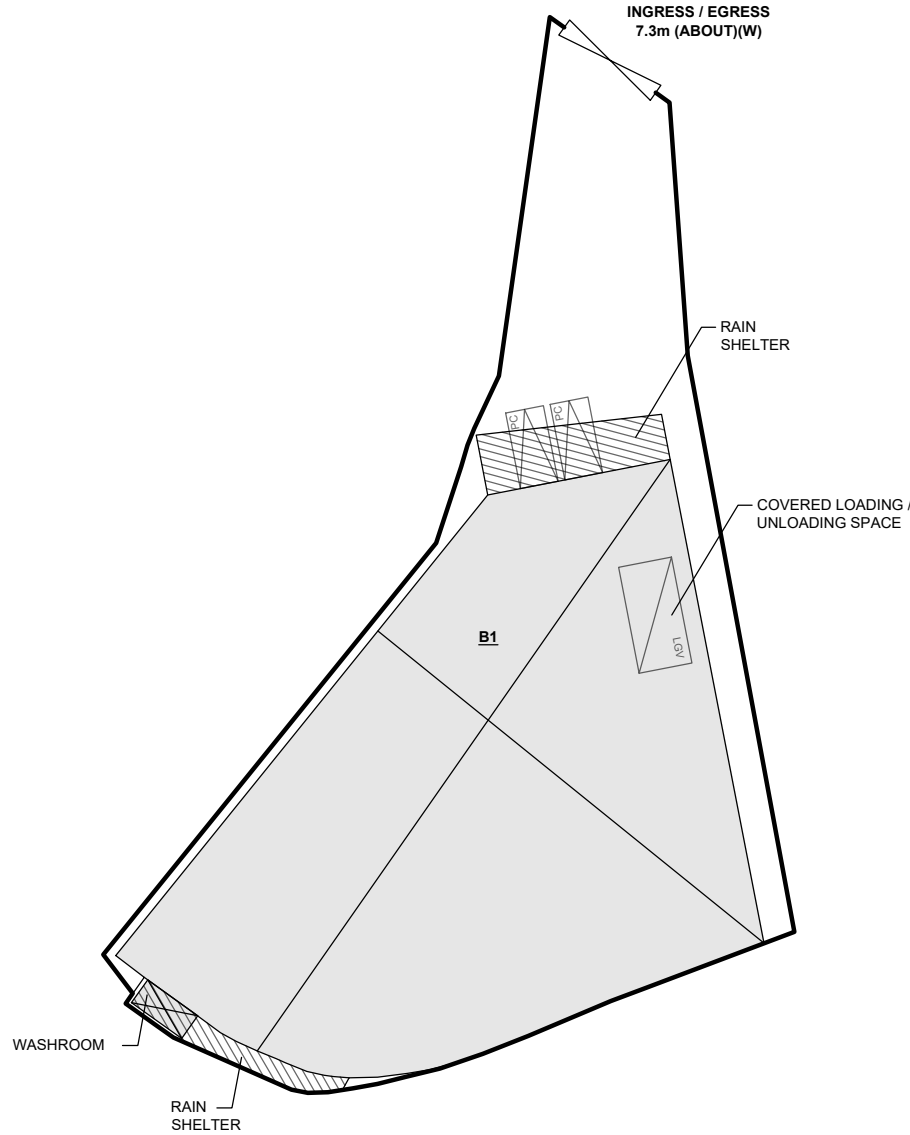
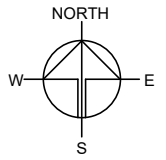
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,450 m ²	(ABOUT)
COVERED AREA	: 1,084 m ²	(ABOUT)
UNCOVERED AREA	: 366 m ²	(ABOUT)
PLOT RATIO	: 0.75	(ABOUT)
SITE COVERAGE	: 75 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,084 m ²	(ABOUT)
TOTAL GFA	: 1,084 m ²	(ABOUT)
BUILDING HEIGHT	: NOT EXCEEDING 7.5 m	
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, RAIN SHELTER, WASHROOM AND FIRE SERVICE INSTALLATIONS	1,084 m ² (ABOUT)	1,084 m ² (ABOUT)	NOT EXCEEDING 7.5 m (1-STOREY)
TOTAL		1,084 m² (ABOUT)	1,084 m² (ABOUT)	

*D.D.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE
- L/UL SPACE
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 2611 S.A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	12.9.2023
CHECKED BY	DATE
APPROVED BY	DATE

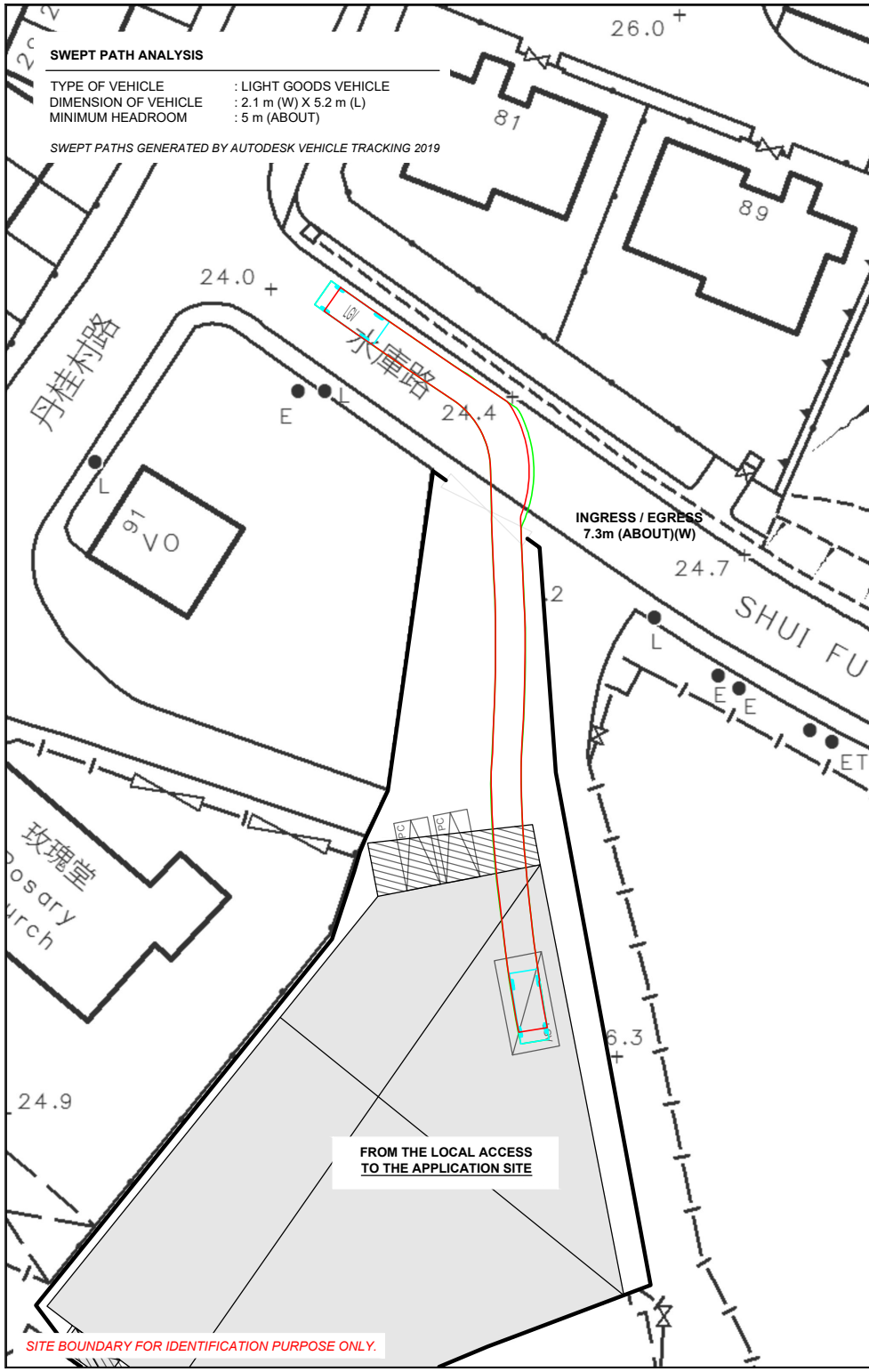
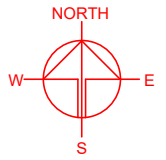
DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 9	001

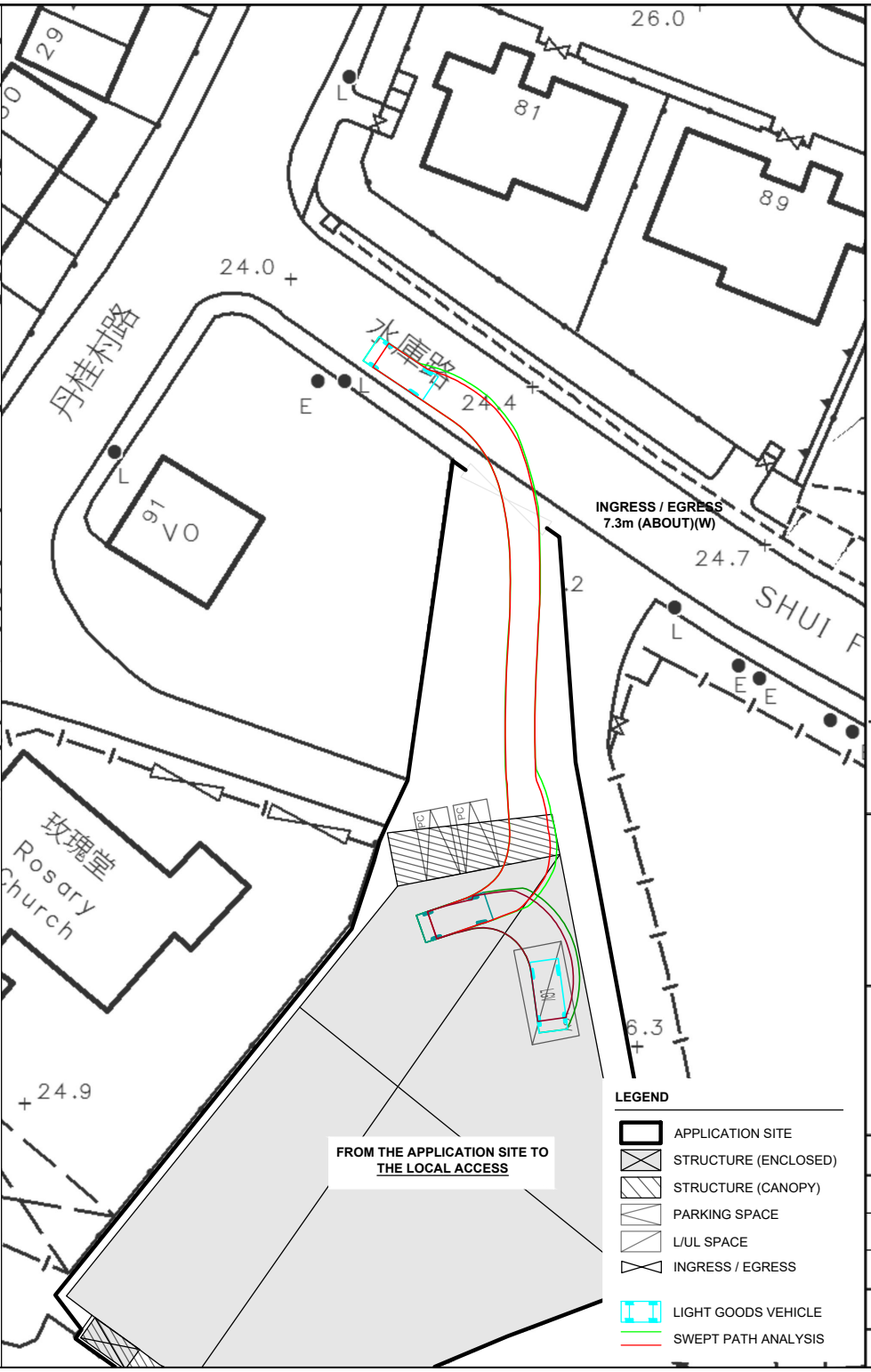
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)
 MINIMUM HEADROOM : 5 m (ABOUT)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



FROM THE LOCAL ACCESS
TO THE APPLICATION SITE



FROM THE APPLICATION SITE
TO THE LOCAL ACCESS

- LEGEND**
- APPLICATION SITE
 - STRUCTURE (ENCLOSED)
 - STRUCTURE (CANOPY)
 - PARKING SPACE
 - L/UL SPACE
 - INGRESS / EGRESS
 - LIGHT GOODS VEHICLE
 - SWEPT PATH ANALYSIS

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 2611 S.A (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND, TAN KWAI TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

12.9.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG. NO.

PLAN 10

VER.

001