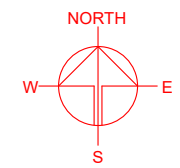
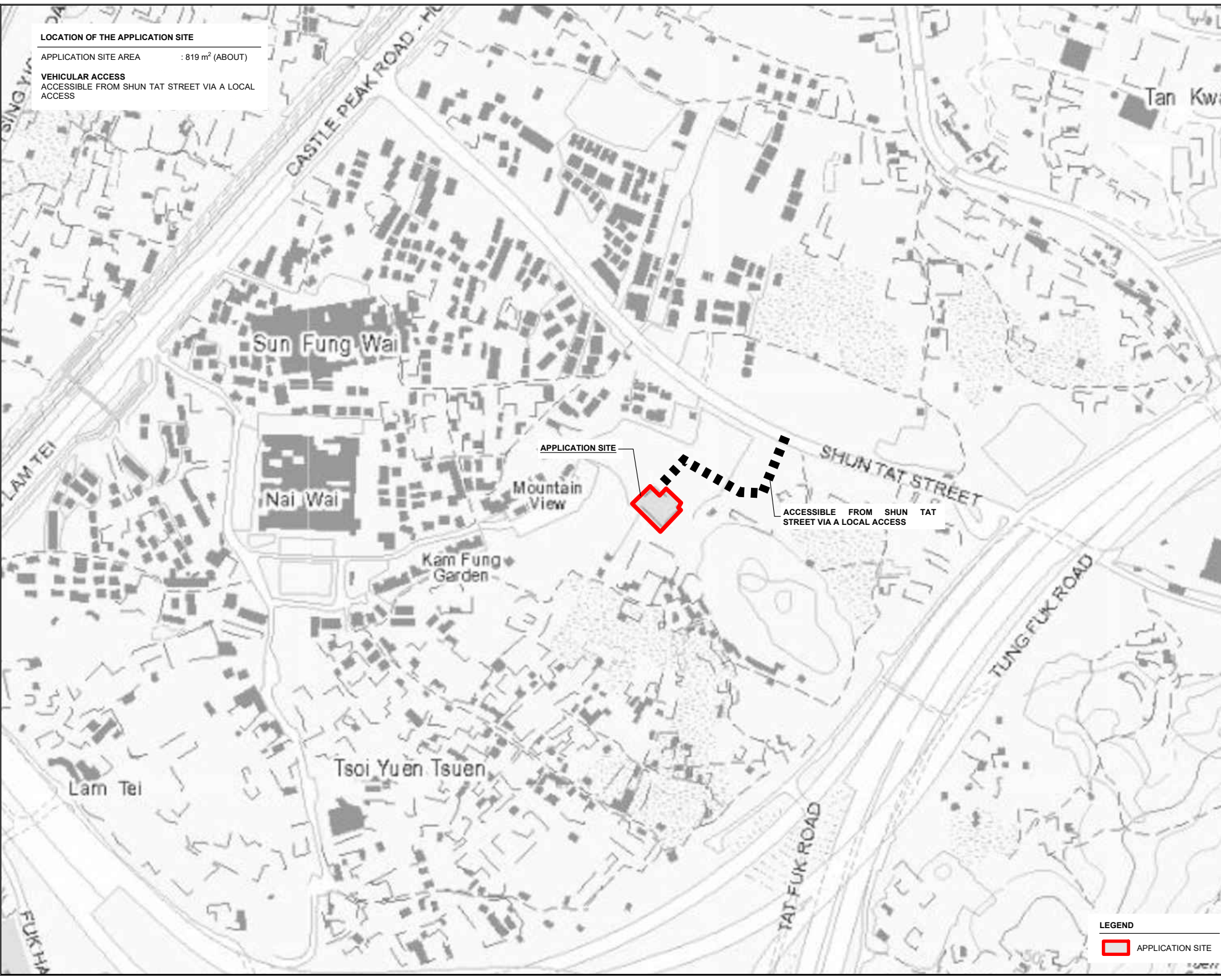


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 819 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM SHUN TAT STREET VIA A LOCAL
ACCESS



PLANNING CONSULTANT



PROJECT

TEMPORARY WHOLESALE TRADE
WITH ANCILLARY STORAGE
FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 2339 (PART) IN D.D. 130, LAM
TEI, TUEN MUN, NEW
TERRITORIES

SCALE
1 : 4000 @ A4

DRAWN BY MN DATE 12.12.2022

CHECKED BY DATE

APPROVED BY DATE

LEGEND

 APPLICATION SITE

DWG TITLE
LOCATION PLAN

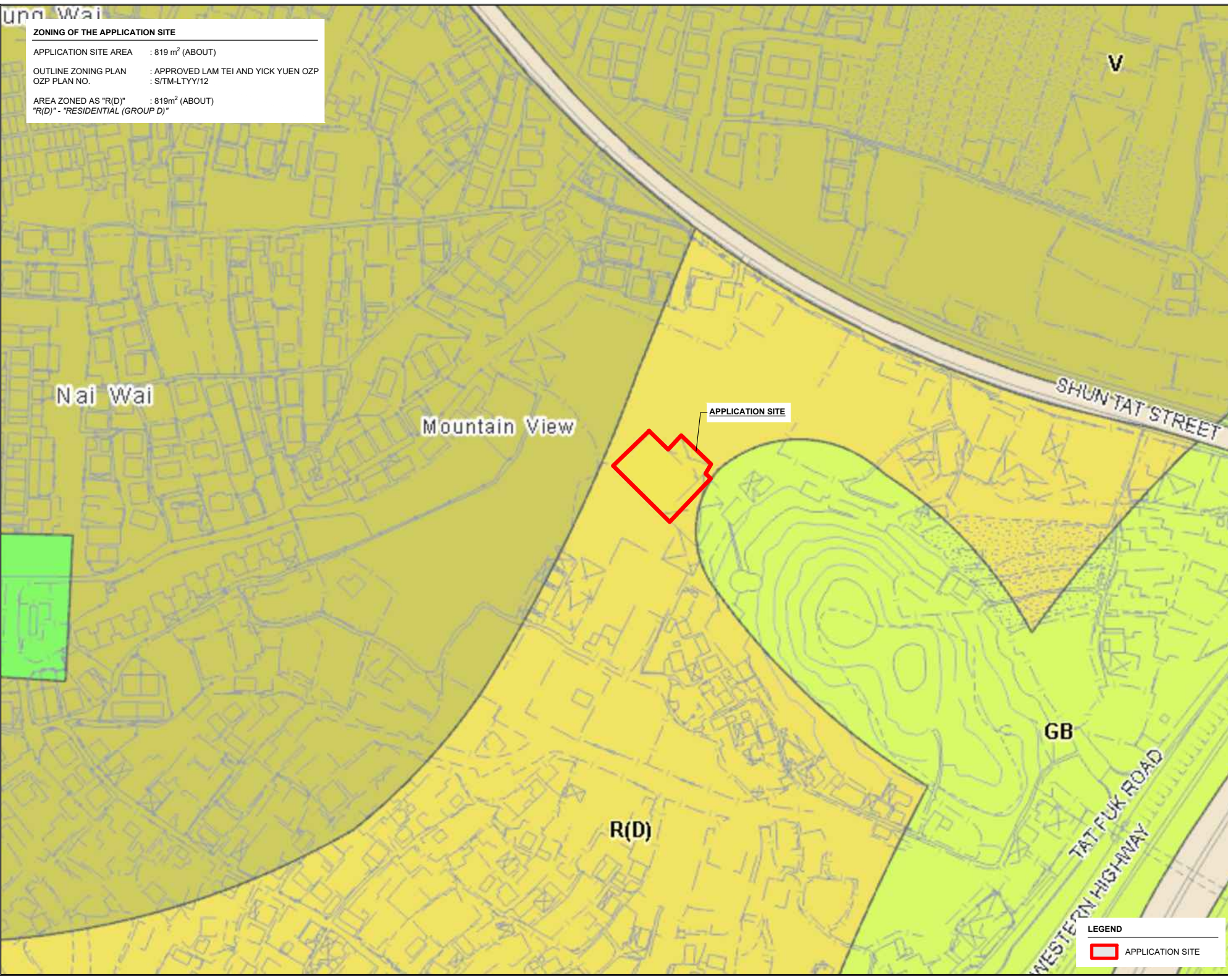
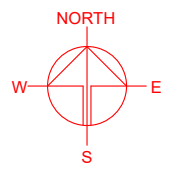
DWG NO. PLAN 1 VER. 001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 819 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED LAM TEI AND YICK YUEN OZP
 OZP PLAN NO. : S/TM-LTY/Y/12

AREA ZONED AS "R(D)" : 819m² (ABOUT)
 "R(D)" - "RESIDENTIAL (GROUP D)"



PLANNING CONSULTANT

R-Riches
 Property Consultants Ltd.

PROJECT

TEMPORARY WHOLESALE TRADE WITH ANCILLARY STORAGE FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 2339 (PART) IN D.D. 130, LAM TEI, TUEN MUN, NEW TERRITORIES

SCALE	
1 : 2000 @ A4	
DRAWN BY	DATE
MN	12.12.2022
CHECKED BY	DATE
APPROVED BY	DATE

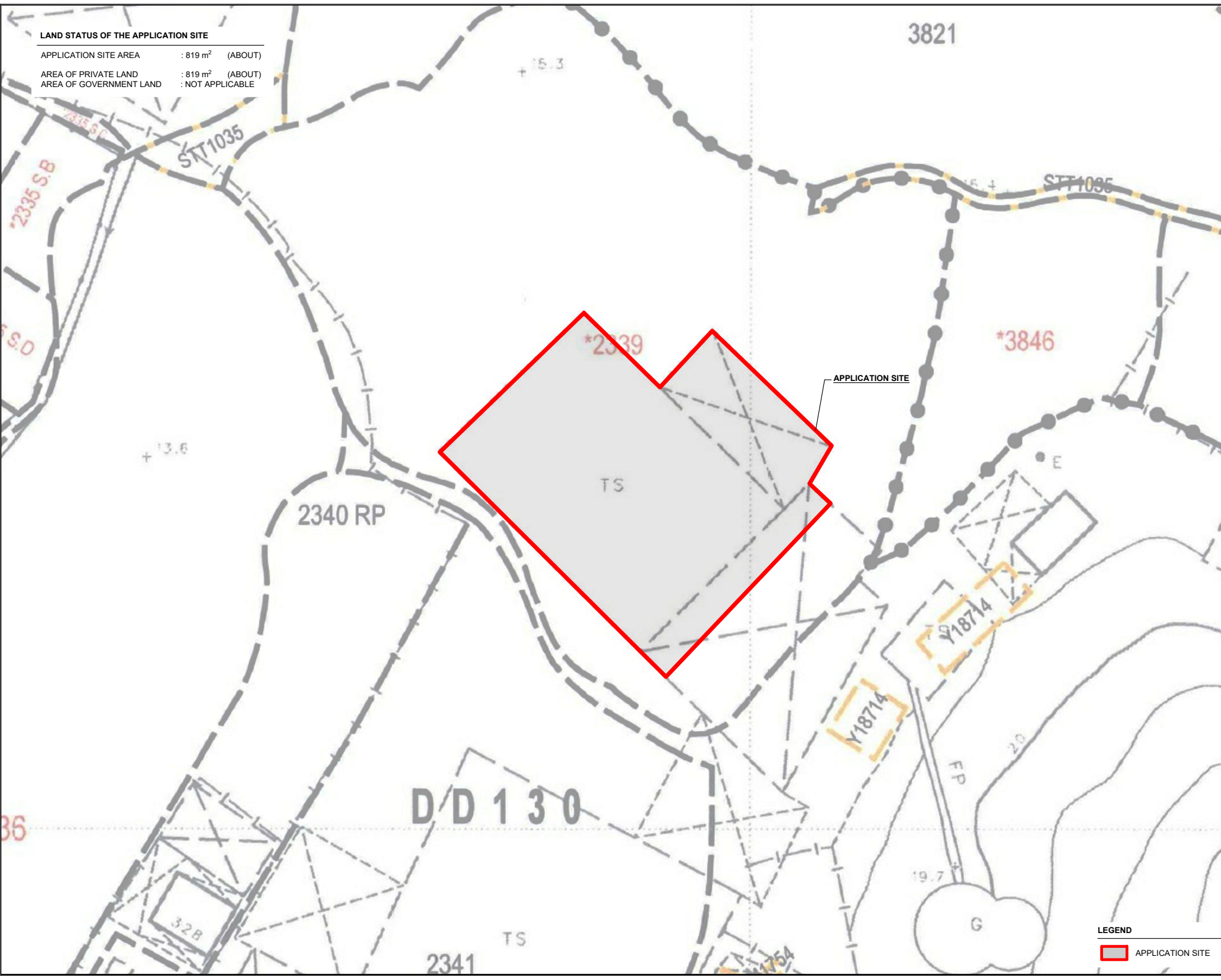
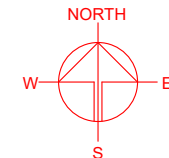
DWG. TITLE	
ZONING OF THE SITE	
DWG. NO.	VER.
PLAN 2	001

LEGEND

APPLICATION SITE

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 819 m² (ABOUT)
 AREA OF PRIVATE LAND : 819 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT



PROJECT

TEMPORARY WHOLESALE TRADE WITH ANCILLARY STORAGE FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 2339 (PART) IN D.D. 130, LAM TEI, TUEN MUN, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

12.12.2022

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND

APPLICATION SITE

DWG. TITLE

LAND STATUS OF THE SITE

DWG. NO.

PLAN 3

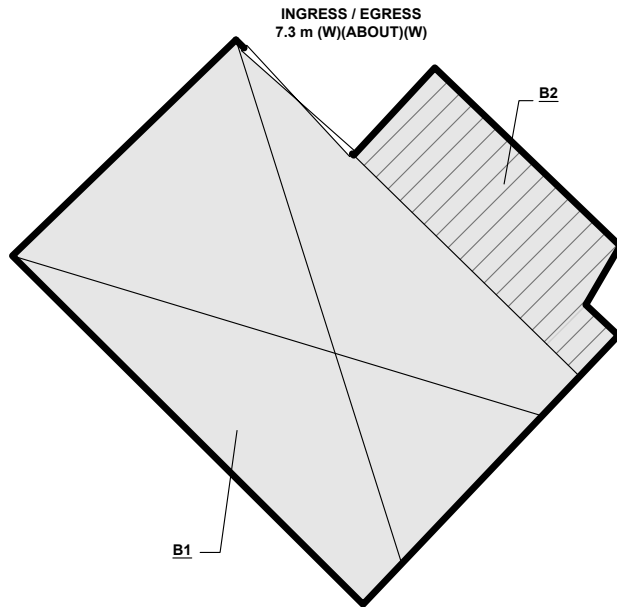
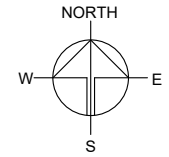
VER.

001

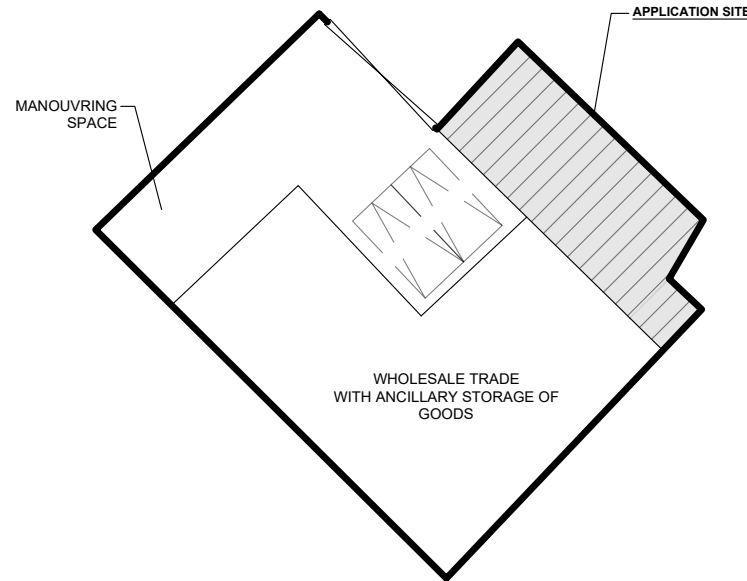
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 819m ²	(ABOUT)
COVERED AREA	: 819m ²	(ABOUT)
UNCOVERED AREA	: NOT APPLICABLE	
PLOT RATIO	: 1	
SITE COVERAGE	: 100%	
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 819m ²	(ABOUT)
BUILDING HEIGHT	: 11m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
B1	WHOLESALE TRADE ANCILLARY STORAGE OF GOODS	665m ² (ABOUT)	665m ² (ABOUT)	11m (ABOUT)(1-STOREY)
B2	CANOPY	154m ² (ABOUT)	154m ² (ABOUT)	11m (ABOUT)(1-STOREY)
TOTAL		819m² (ABOUT)	819m² (ABOUT)	



STRUCTURE LAYOUT



INTERNAL LAYOUT

PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF LUL SPACE	: 3.5m (W) X 7m (L)

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY WHOLESALE TRADE WITH ANCILLARY STORAGE FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 2339 (PART) IN D.D. 130, LAM TEI TUEN MUN, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	12.12.2022

CHECKED BY	DATE

APPROVED BY	DATE

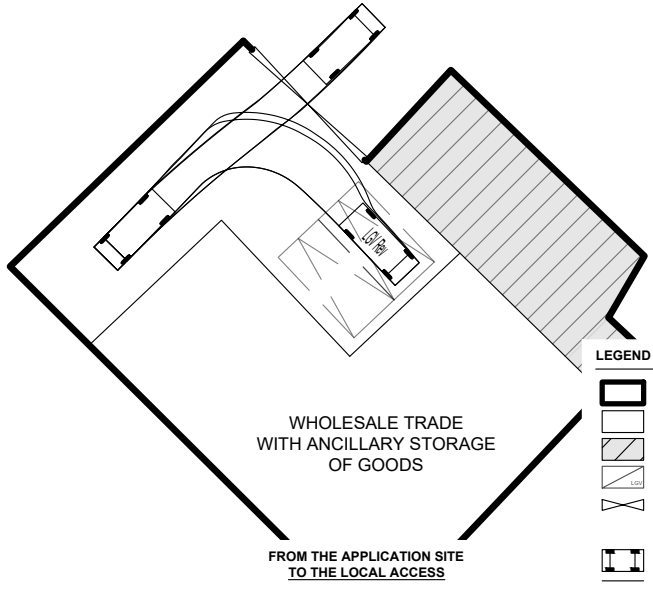
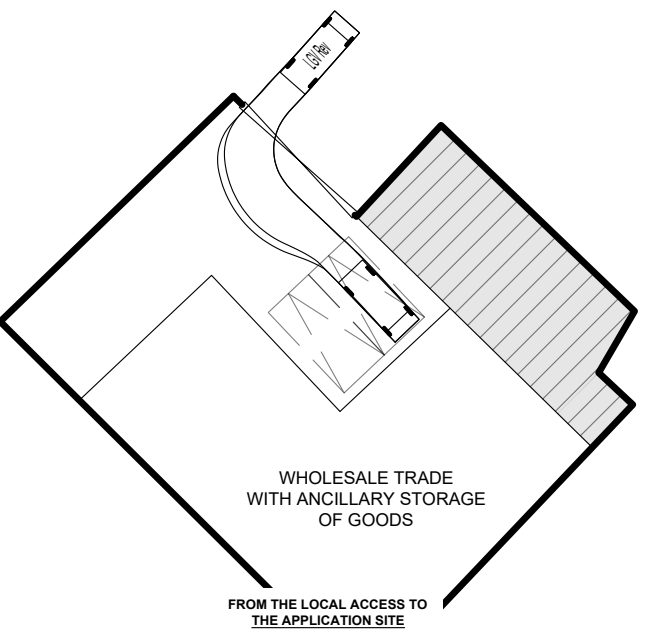
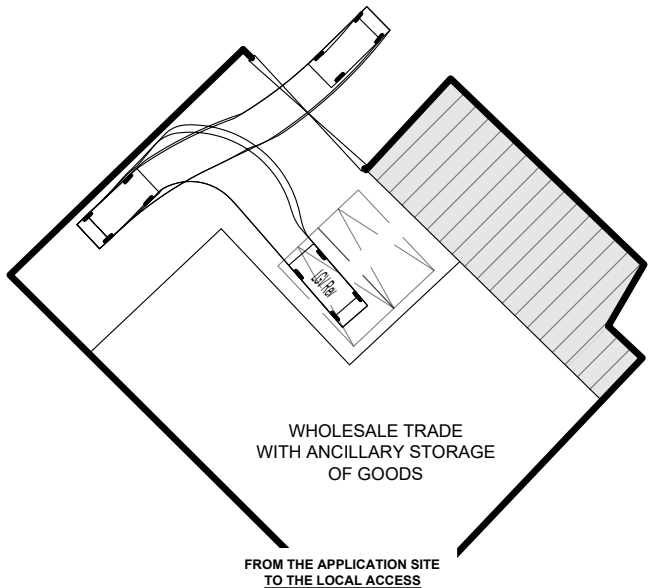
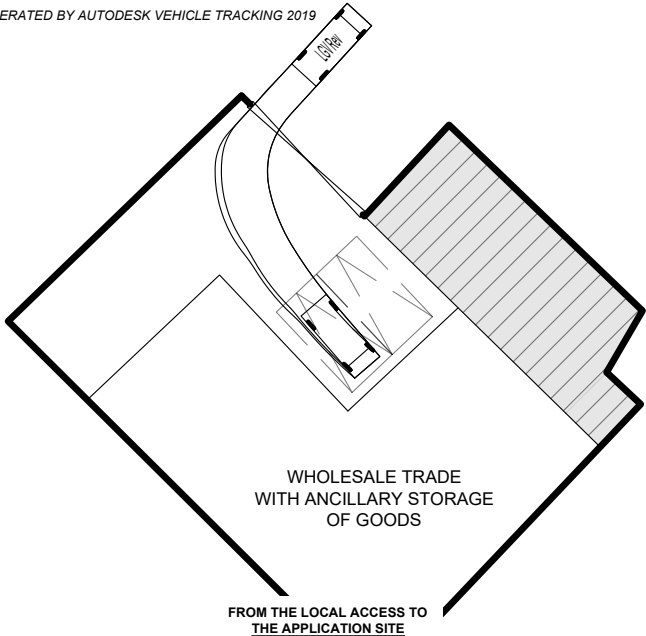
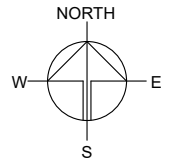
DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)
 WIDTH OF XYZ : 7.3 m (ABOUT)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- LOADING / UNLOADING SPACE
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEEP PATH OF VEHICLE

PLANNING CONSULTANT

PROJECT

TEMPORARY WHOLESALE TRADE WITH ANCILLARY STORAGE FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 2339 (PART) IN D.D. 130, LAM TEL. TUEN MUN, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY	DATE
MN	12.12.2022
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE	
SWEPT PATH ANALYSIS (LGV)	
DWG NO.	VER.
PLAN 5	001