

**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 10,313 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**  
ACCESSIBLE FROM TAI TONG SHAN ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM TAI TONG SHAN ROAD VIA A LOCAL ACCESS

APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

ADDRESS

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 2500 @ A4

DRAWN BY  
MN

DATE  
21.11.2023

REVISED BY

DATE

TITLE

LOCATION PLAN

DWG NO.  
PLAN 1

VER.  
001

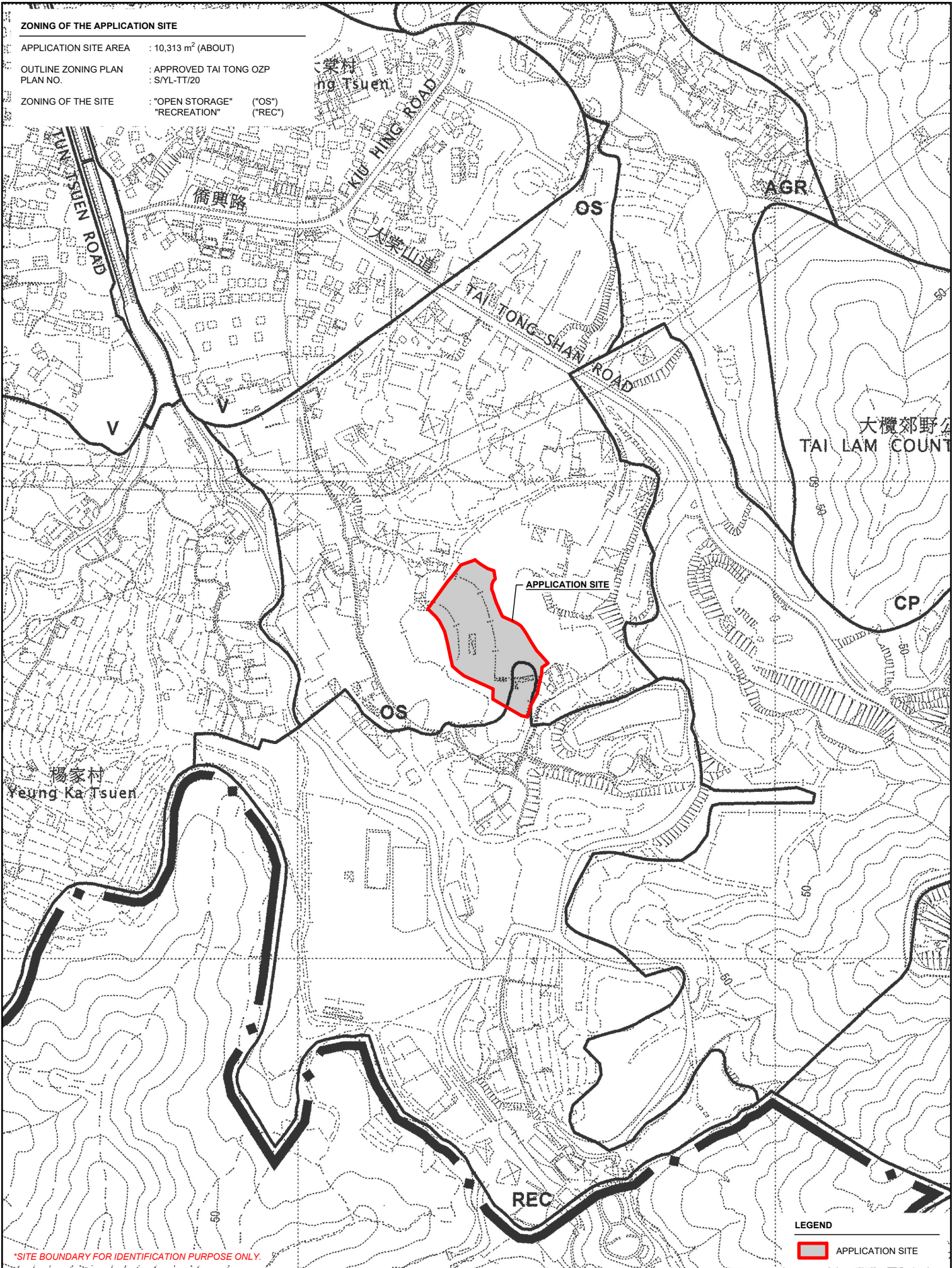


**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 10,313 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : APPROVED TAI TONG OZP  
 PLAN NO. : SYL-TT/20


ZONING OF THE SITE : "OPEN STORAGE" ("OS")  
 "RECREATION" ("REC")



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**LEGEND**

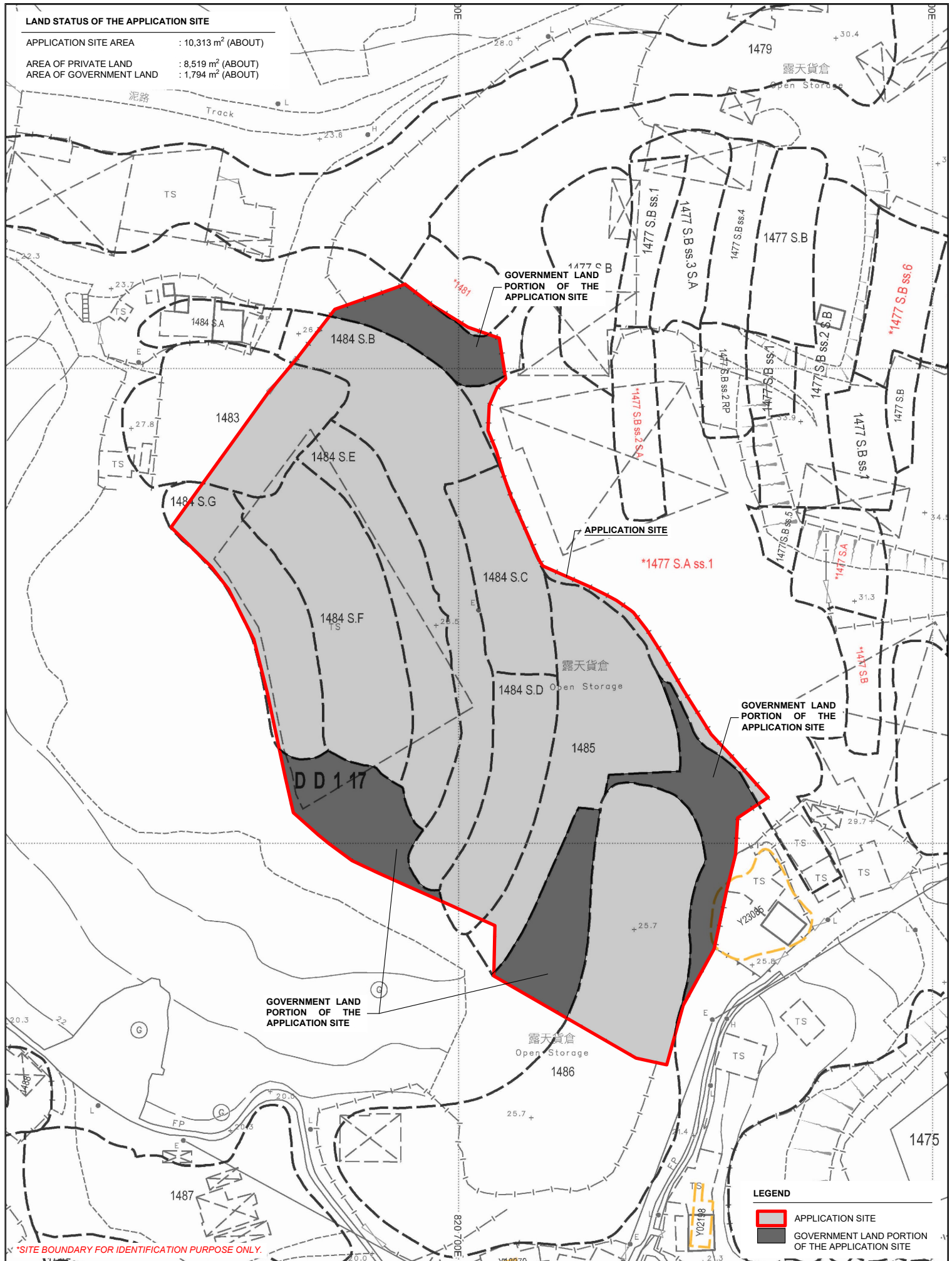
 APPLICATION SITE

	PROJECT PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 5000 @ A4		TITLE ZONING PLAN	
			DRAWN BY MN	DATE 8.1.2024	DWG NO. PLAN 2	VER. 001



**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 10,313 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 8,519 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 1,794 m<sup>2</sup> (ABOUT)



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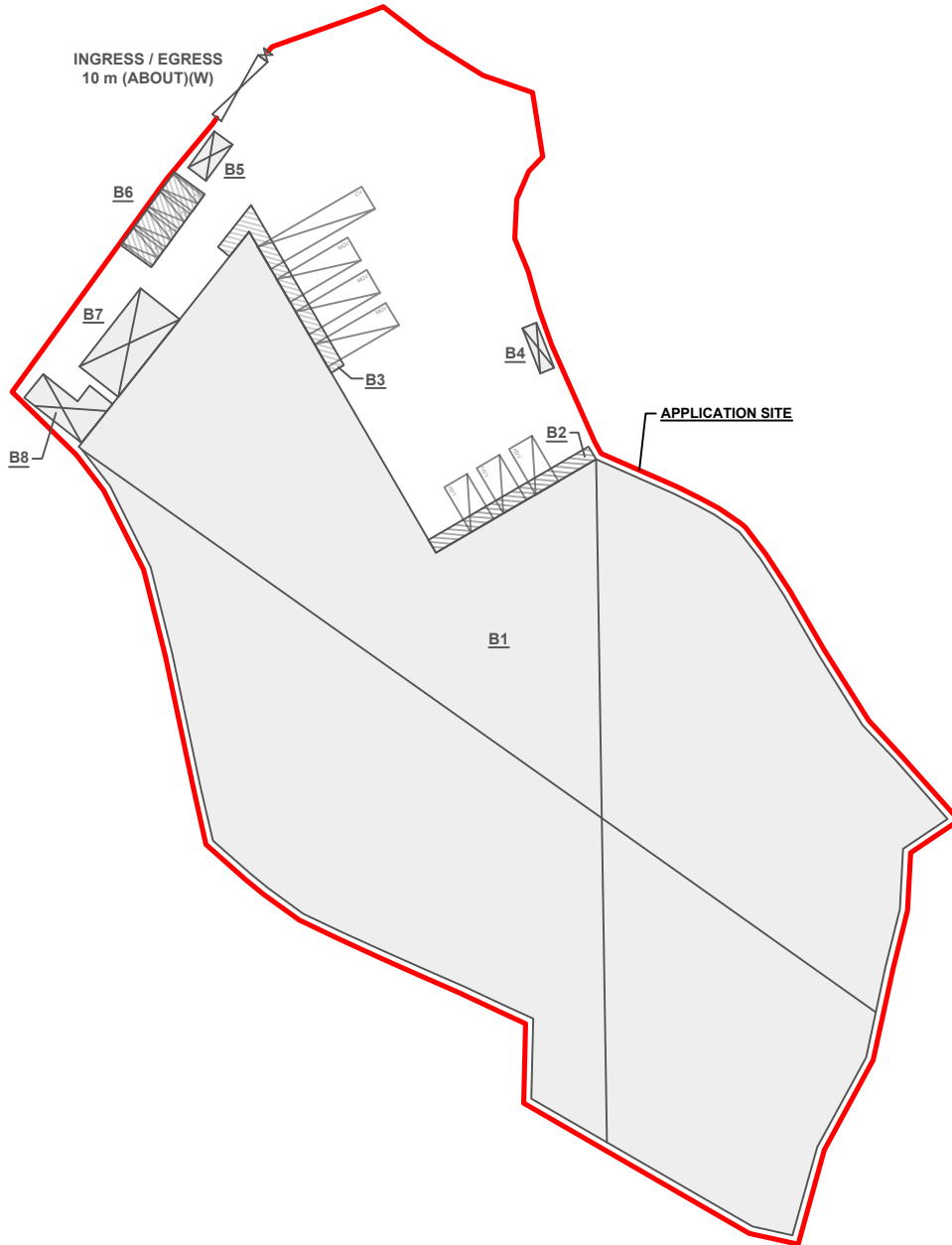
PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 1000 @ A4		TITLE LAND STATUS	
			DRAWN BY MN	DATE 14.11.2023	DWG NO. PLAN 3	VER. 001
			REVISED BY	DATE		

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 10,313 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 7,730 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 2,583 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 1.47	(ABOUT)
SITE COVERAGE	: 75 %	(ABOUT)
NO. OF STRUCTURE	: 8	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 15,211 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 15,211 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL D.G.G.)*	7,393 m <sup>2</sup> (ABOUT)	14,786 m <sup>2</sup> (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	COVERED L/UL AREA	50 m <sup>2</sup> (ABOUT)	50 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B3	COVERED L/UL AREA	58 m <sup>2</sup> (ABOUT)	58 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B4	METER ROOM	13 m <sup>2</sup> (ABOUT)	13 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	GUARDROOM	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	COVERED PARKING SPACES	60 m <sup>2</sup> (ABOUT)	60 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B7	SITE OFFICE AND WASHROOM	88 m <sup>2</sup> (ABOUT)	176 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B8	SITE OFFICE AND STORE ROOM	50 m <sup>2</sup> (ABOUT)	50 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>7,730 m<sup>2</sup> (ABOUT)</b>	<b>15,211 m<sup>2</sup> (ABOUT)</b>	

\*WAREHOUSE (EXCL. D.G.G.) - WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)



**PARKING AND LOADING / UNLOADING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF L/UL SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

**LEGEND**

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PRIVATE CAR PARKING SPACE
	LOADING / UNLOADING SPACE FOR LGV
	LOADING / UNLOADING SPACE FOR MGV
	LOADING / UNLOADING SPACE FOR CV
	INGRESS / EGRESS

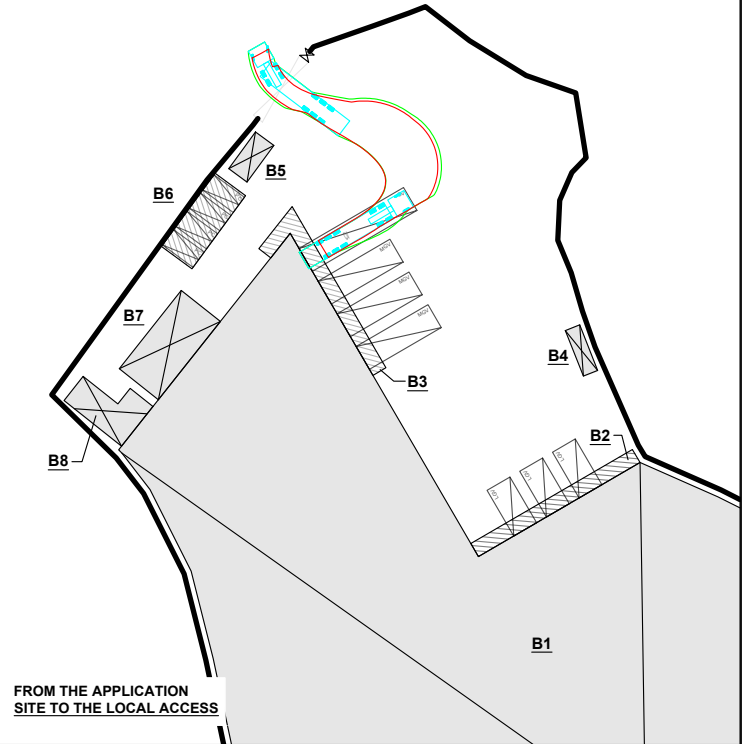
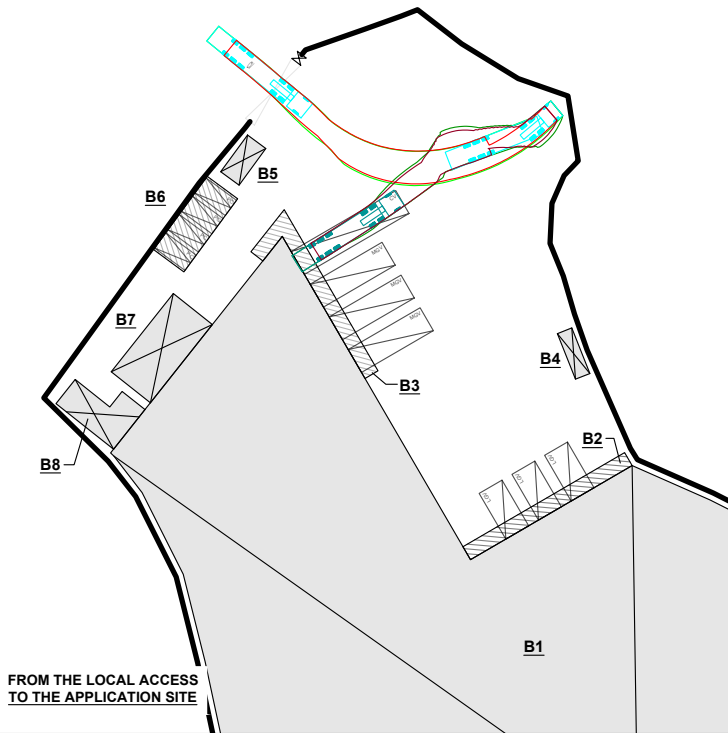
PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 1000 @ A4		TITLE LAYOUT PLAN	
			DRAWN BY MN	DATE 21.11.2023	DWG NO. PLAN 4	VER. 001



**SWEPT PATH ANALYSIS**

TYPE OF VEHICLE : CONTAINER VEHICLE  
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

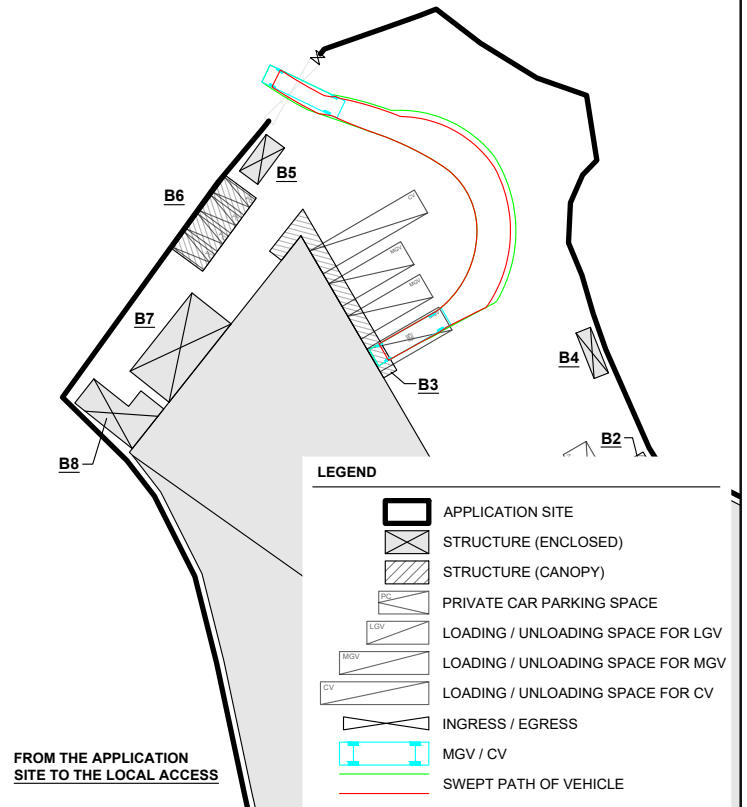
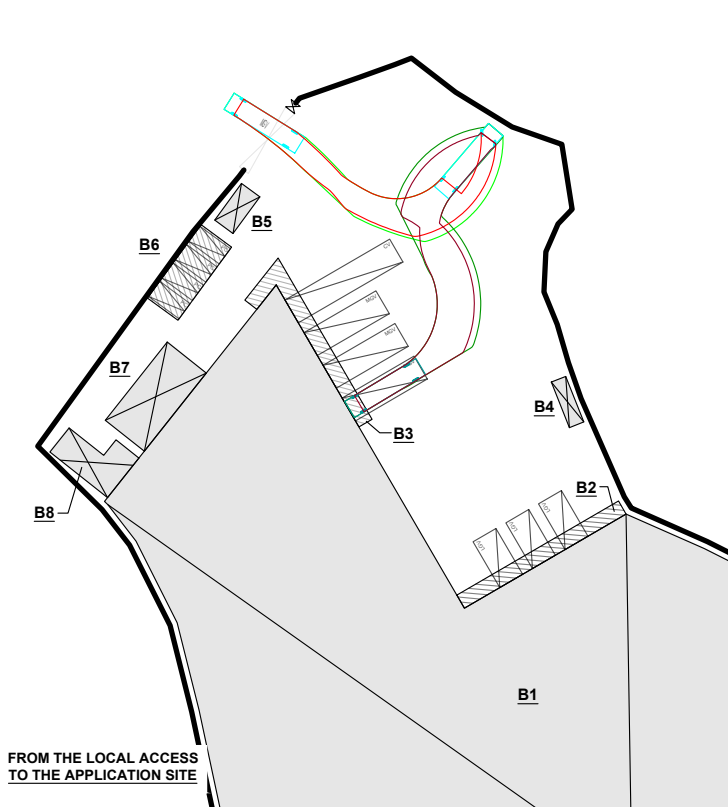
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



**SWEPT PATH ANALYSIS**

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



**LEGEND**

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PRIVATE CAR PARKING SPACE
- LOADING / UNLOADING SPACE FOR LGV
- LOADING / UNLOADING SPACE FOR MGV
- LOADING / UNLOADING SPACE FOR CV
- INGRESS / EGRESS
- MGV / CV
- SWEEPED PATH OF VEHICLE