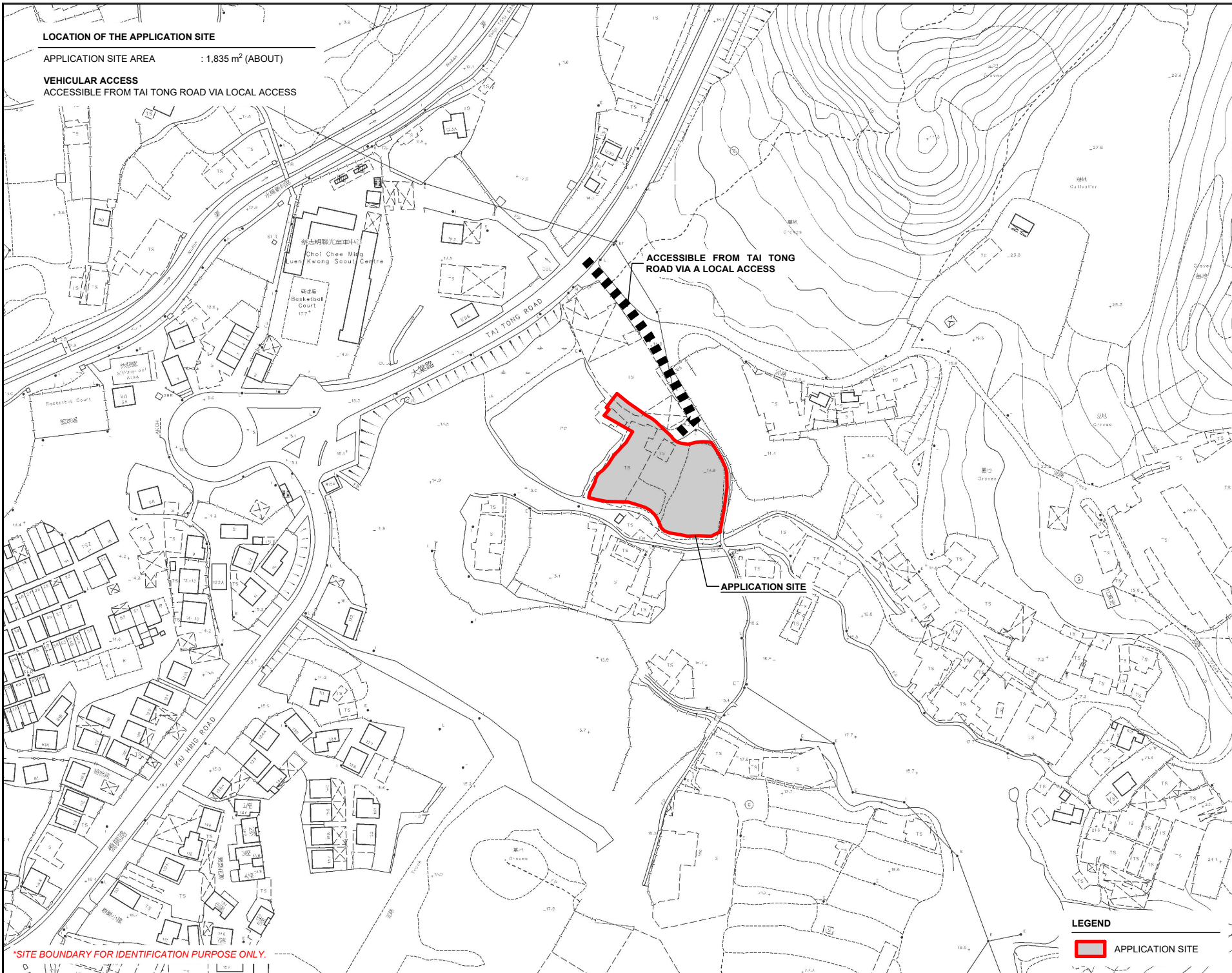
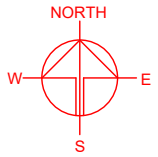


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,835 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM TAI TONG ROAD VIA LOCAL ACCESS



ACCESSIBLE FROM TAI TONG ROAD VIA A LOCAL ACCESS

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 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

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

SITE LOCATION

VARIOUS LOTS IN D.D.117, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 2000 @ A4

DRAWN BY: MN DATE: 15.4.2024

REVISED BY: DATE:

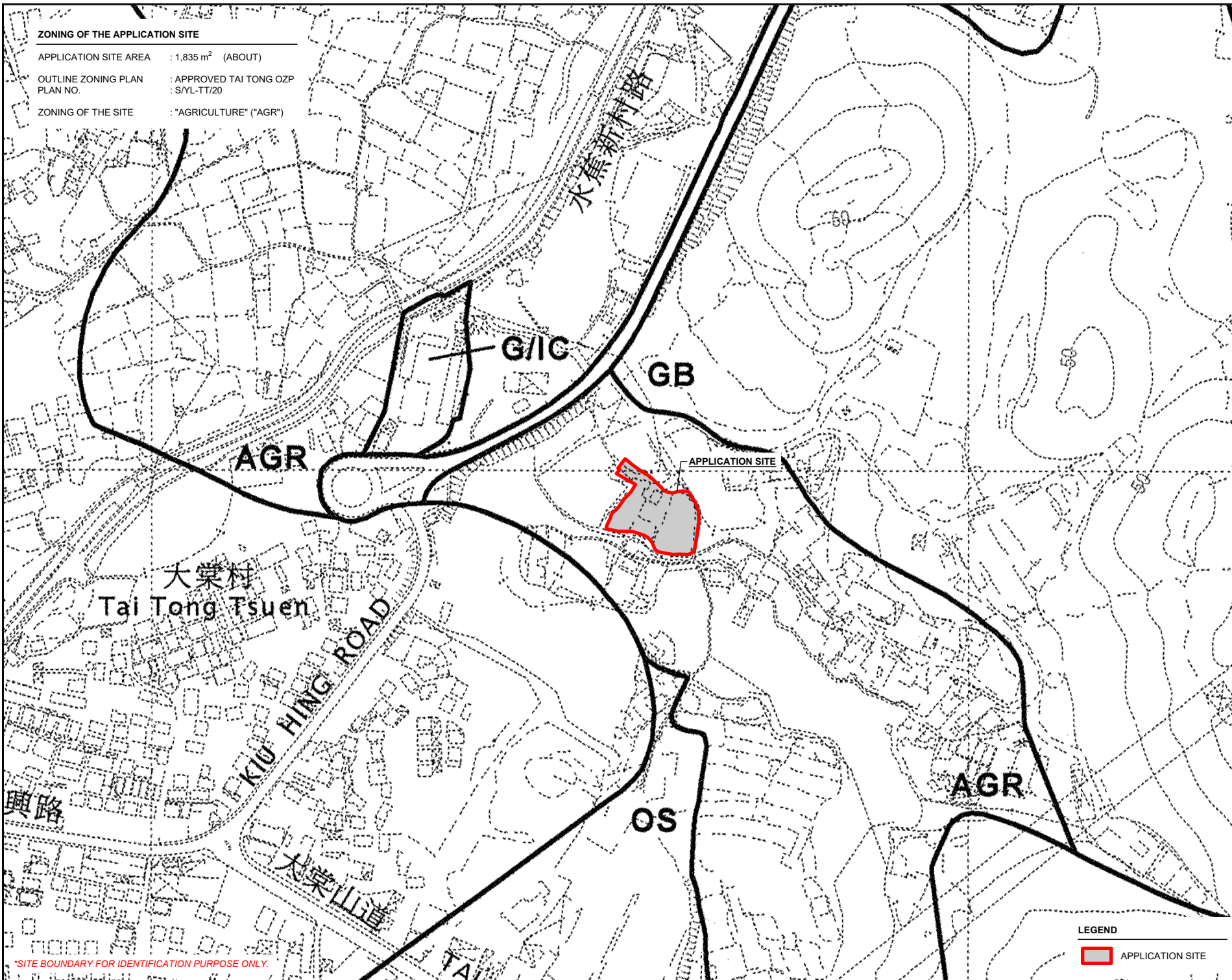
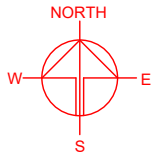
APPROVED BY: DATE:

DWG. TITLE
LOCATION PLAN

DWG NO.: PLAN 1 VER.: 001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,835 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED TAI TONG OZP
 PLAN NO. : S/YL-TT/20
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

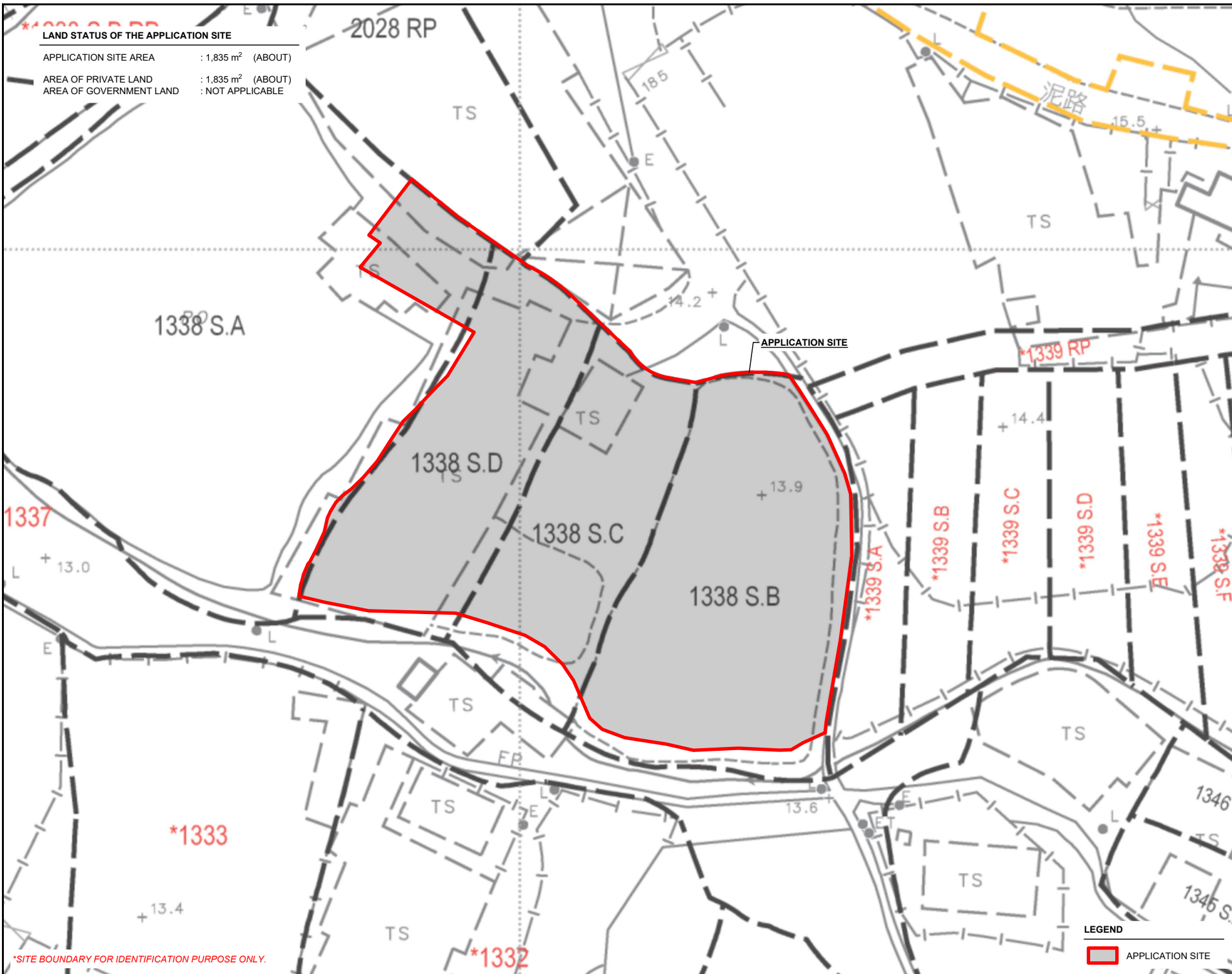
LEGEND
 APPLICATION SITE

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 ANCILLARY FACILITIES)

SITE LOCATION
 VARIOUS LOTS IN D.D.117, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE 1 : 3000 @ A4	
DRAWN BY MN	DATE 15.4.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE ZONING OF THE SITE	
DWG NO. PLAN 2	VER. 001

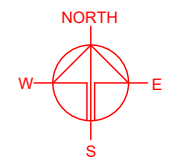


LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,835 m² (ABOUT)

AREA OF PRIVATE LAND : 1,835 m² (ABOUT)

AREA OF GOVERNMENT LAND : NOT APPLICABLE



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

SITE LOCATION

VARIOUS LOTS IN D.D.117, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 500 @ A4

DRAWN BY MN	DATE 15.4.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAND STATUS OF THE SITE

DWG NO. PLAN 3	VER. 001
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LEGEND

APPLICATION SITE

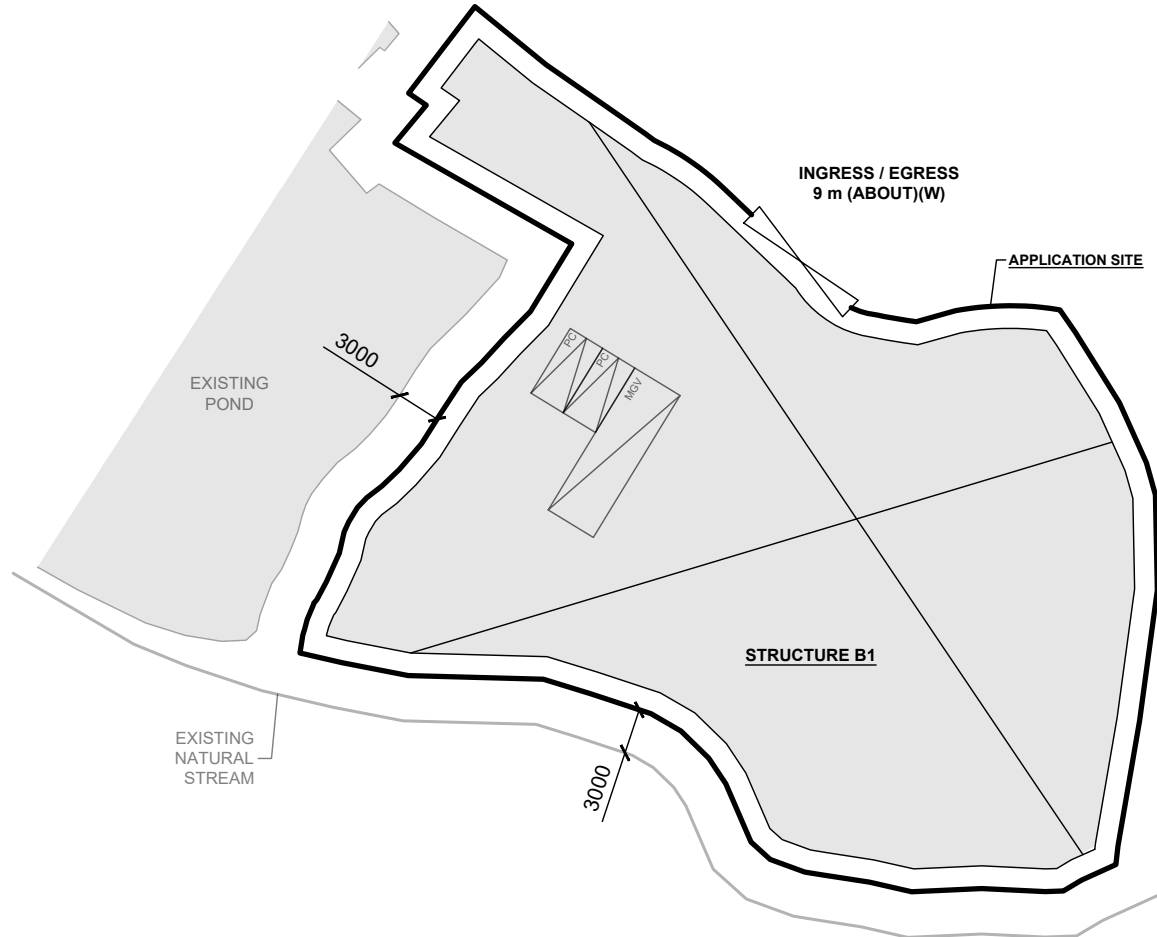
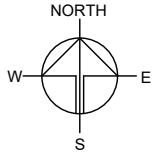
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,835 m ²	(ABOUT)
COVERED AREA	: 1,539 m ²	(ABOUT)
UNCOVERED AREA	: 296 m ²	(ABOUT)
PLOT RATIO	: 1.7	(ABOUT)
SITE COVERAGE	: 84 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 3,078 m ²	(ABOUT)
BUILDING HEIGHT	: 13 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, WASHROOM, FS WATER TANK AND PUMP ROOM	1,539 m ² (ABOUT)	3,078 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
TOTAL		1,539 m² (ABOUT)	3,078 m² (ABOUT)	

* D.G.G. - DANGEROUS GOODS GODOWN



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 LUL SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 11 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING/UNLOADING SPACE (MGV)
	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.117, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	15.4.2024

REVISED BY	DATE

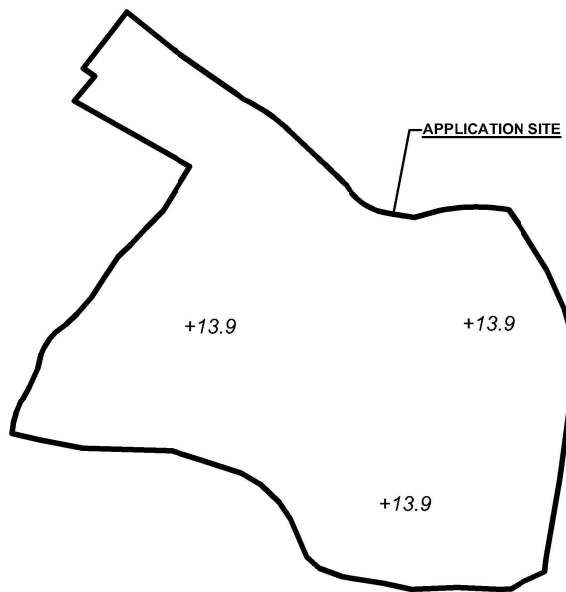
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 1,835 m² (ABOUT)
 SITE LEVELS BEFORE FILLING OF LAND : +13.9 mPD (ABOUT)
 EXISTING SITE CONDITION : SOILED GROUND

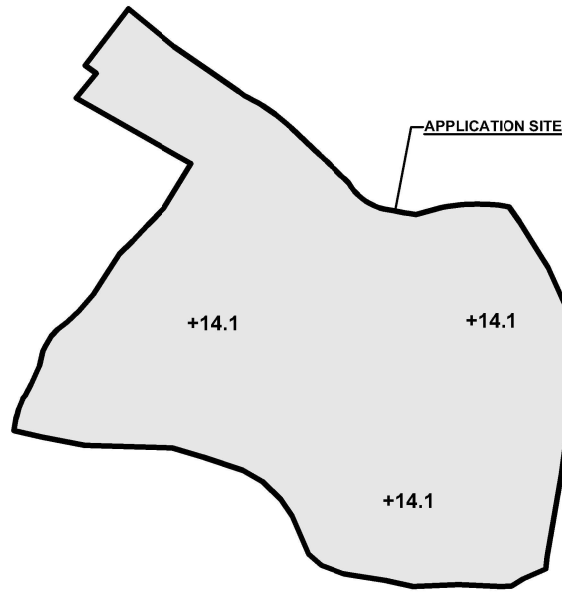


LEGEND

 APPLICATION SITE
 +3.4 EXISTING SITE LEVEL

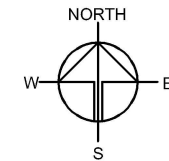
PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA : 1,835 m² (ABOUT)
 PROPOSED LAND FILLING AREA : 1,835m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
 PROPOSED SITE LEVELS : +14.1 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 USE : SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE



LEGEND

 APPLICATION SITE
 LAND FILLING AREA
 +3.4 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY 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.117, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

15.4.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND

DWG NO.

PLAN 5

VER.

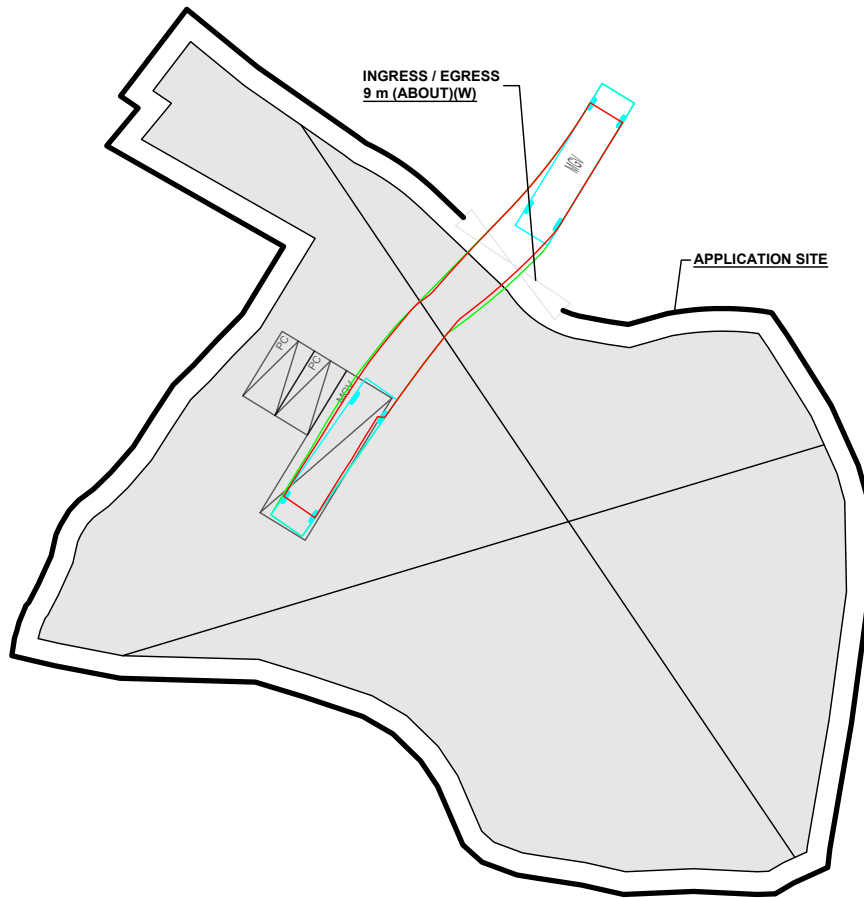
001

*SITE LEVELS ARE FOR REFERENCE ONLY.

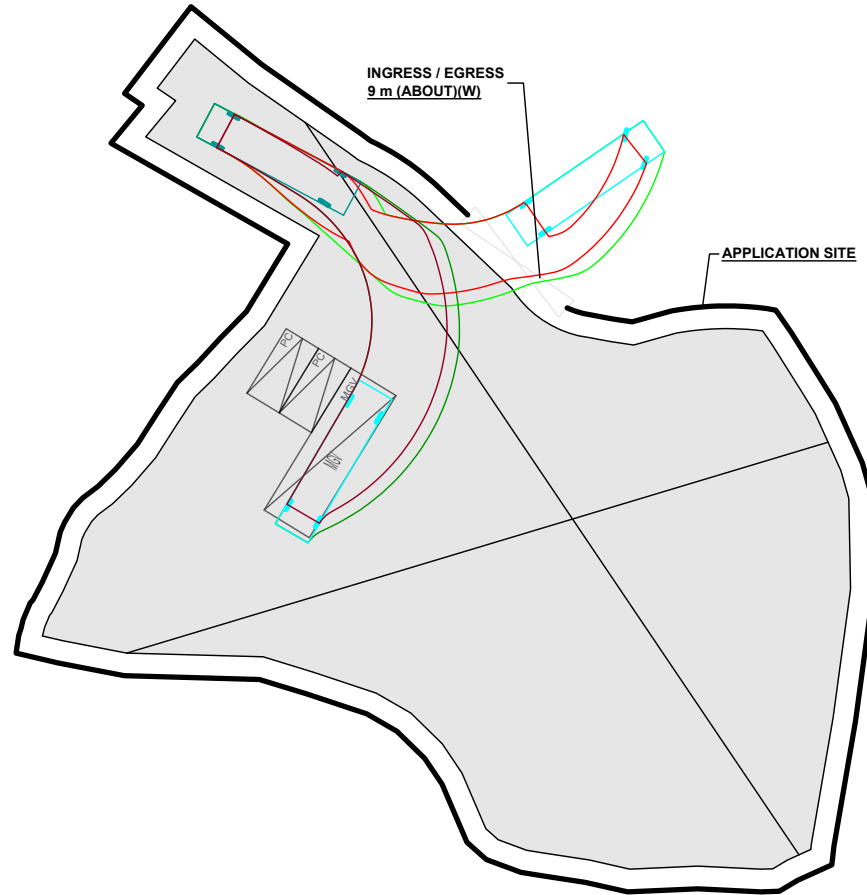
SWEPT PATH ANALYSIS

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 THE LOCAL ACCESS TO
 THE APPLICATION SITE

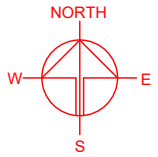


FROM THE APPLICATION SITE
 TO THE LOCAL ACCESS

LEGEND

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

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY 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.117, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN	DATE 15.4.2024
CHECKED BY	DATE

APPROVED BY	DATE
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DWG. TITLE
SWEPT PATH ANALYSIS

DWG. NO. PLAN 6	VER. 001
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