LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 10,313 m² (ABOUT)

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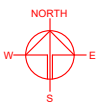
ACCESSIBLE FROM TAI TONG SHAN ROAD VIA A LOCAL ACCESS

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

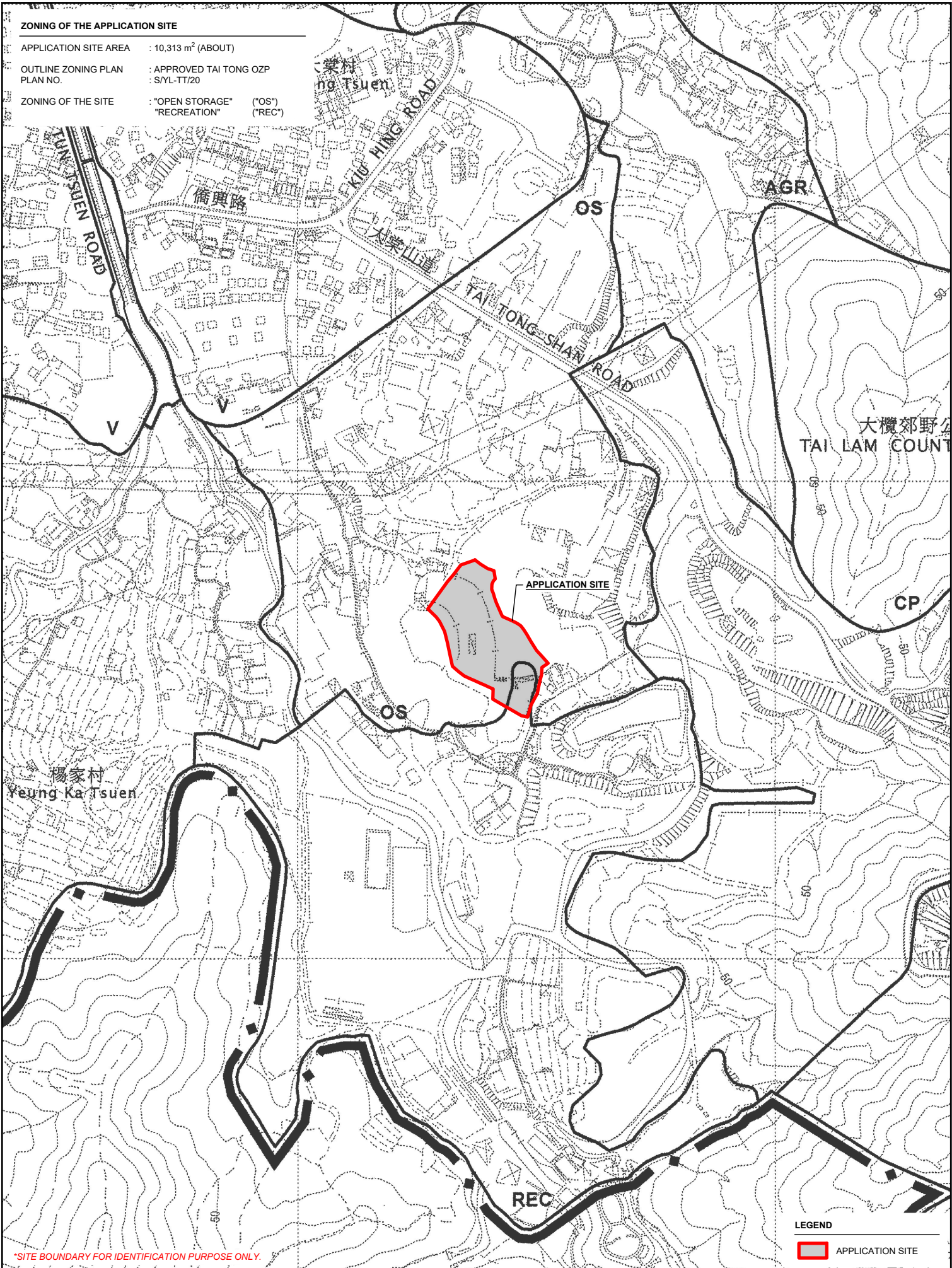| PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE		TITLE		NORTH
R-Riches Property Consultants Ltd.	PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	1 : 2500 @ A4		LOCATION PLAN		W-E S
			DRAWN BY	DATE			
			MN	21.11.2023			
			REVISED BY	DATE	DWG NO.	VER.	
					PLAN 1	001	

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 10,313 m² (ABOUT)

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

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

AGR

OS

大欖郊野公
TAI LAM COUNT

CP

APPLICATION SITE

OS

楊家村
Yeung Ka Tsuen

REC

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE

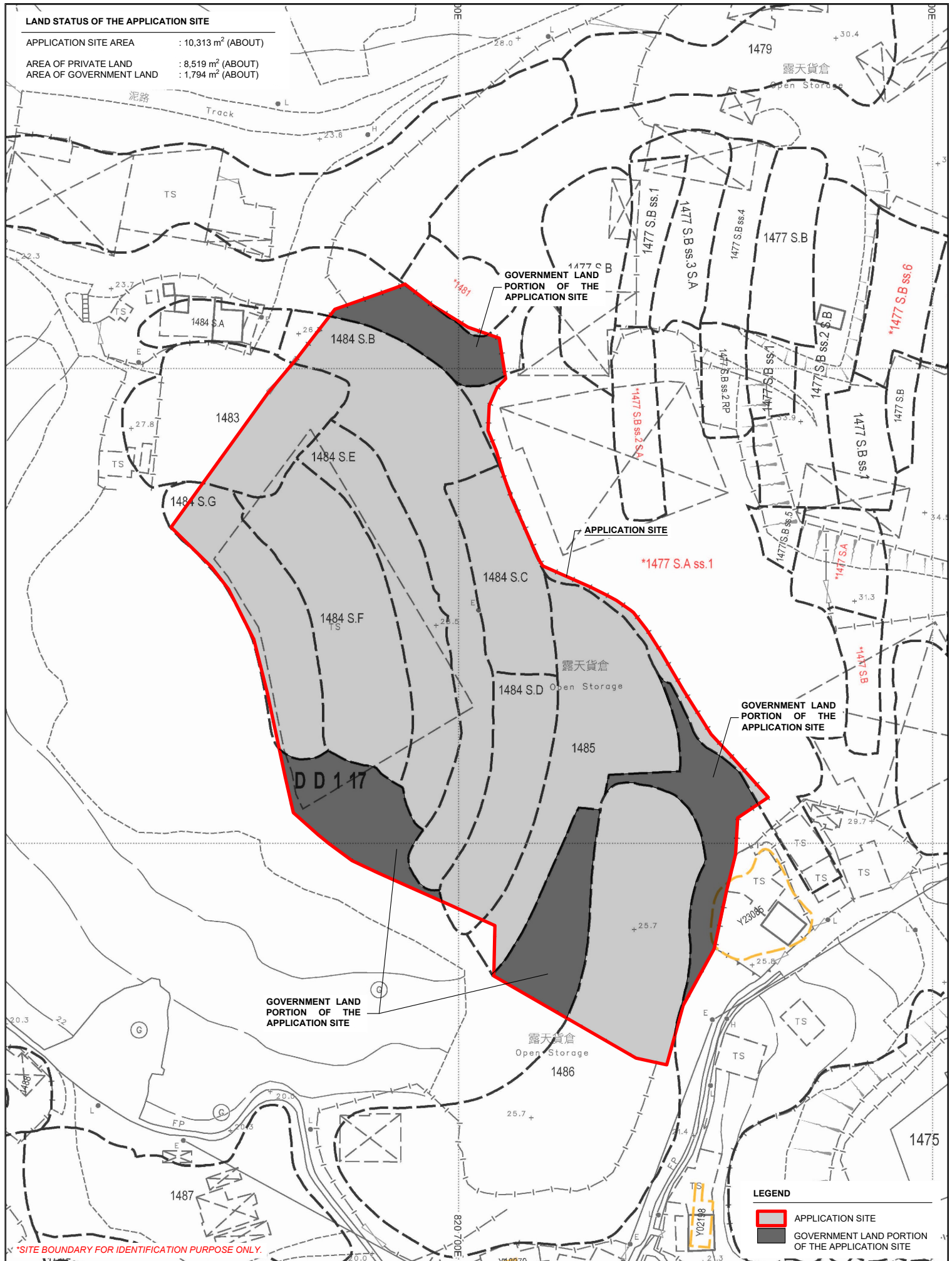| PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE		TITLE	NORTH
R-Riches Property Consultants Ltd.	PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	1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

LAND STATUS OF THE APPLICATION SITE

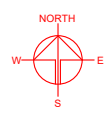|	
APPLICATION SITE AREA	: 10,313 m² (ABOUT)
AREA OF PRIVATE LAND	: 8,519 m² (ABOUT)
AREA OF GOVERNMENT LAND	: 1,794 m² (ABOUT)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

GOVERNMENT LAND PORTION OF THE APPLICATION SITE

APPLICATION SITE

GOVERNMENT LAND PORTION OF THE APPLICATION SITE

GOVERNMENT LAND PORTION OF THE APPLICATION SITE

LEGEND

	APPLICATION SITE
	GOVERNMENT LAND PORTION OF THE APPLICATION SITE

PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE
R-Riches Property Consultants Ltd.	PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	1 : 1000 @ A4

DRAWN BY	DATE	TITLE
MN	14.11.2023	LAND STATUS

REVISED BY	DATE	DWG NO.	VER.
		PLAN 3	001

NORTH

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 10,313 m²	(ABOUT)
COVERED AREA	: 7,730 m²	(ABOUT)
UNCOVERED AREA	: 2,583 m²	(ABOUT)
PLOT RATIO	: 1.47	(ABOUT)
SITE COVERAGE	: 75 %	(ABOUT)
NO. OF STRUCTURE	: 8	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 15,211 m²	(ABOUT)
TOTAL GFA	: 15,211 m²	(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 m² (ABOUT)	14,786 m² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	COVERED L/UL AREA	50 m² (ABOUT)	50 m² (ABOUT)	7 m (ABOUT)(1-STOREY)
B3	COVERED L/UL AREA	58 m² (ABOUT)	58 m² (ABOUT)	7 m (ABOUT)(1-STOREY)
B4	METER ROOM	13 m² (ABOUT)	13 m² (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	GUARDROOM	18 m² (ABOUT)	18 m² (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	COVERED PARKING SPACES	60 m² (ABOUT)	60 m² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B7	SITE OFFICE AND WASHROOM	88 m² (ABOUT)	176 m² (ABOUT)	7 m (ABOUT)(2-STOREY)
B8	SITE OFFICE AND STORE ROOM	50 m² (ABOUT)	50 m² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
	TOTAL	**7,730 m² (ABOUT)**	**15,211 m² (ABOUT)**	

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

INGRESS / EGRESS
10 m (ABOUT)(W)

B6   B5
B7
B3   B4
B8   B2   APPLICATION SITE
B1
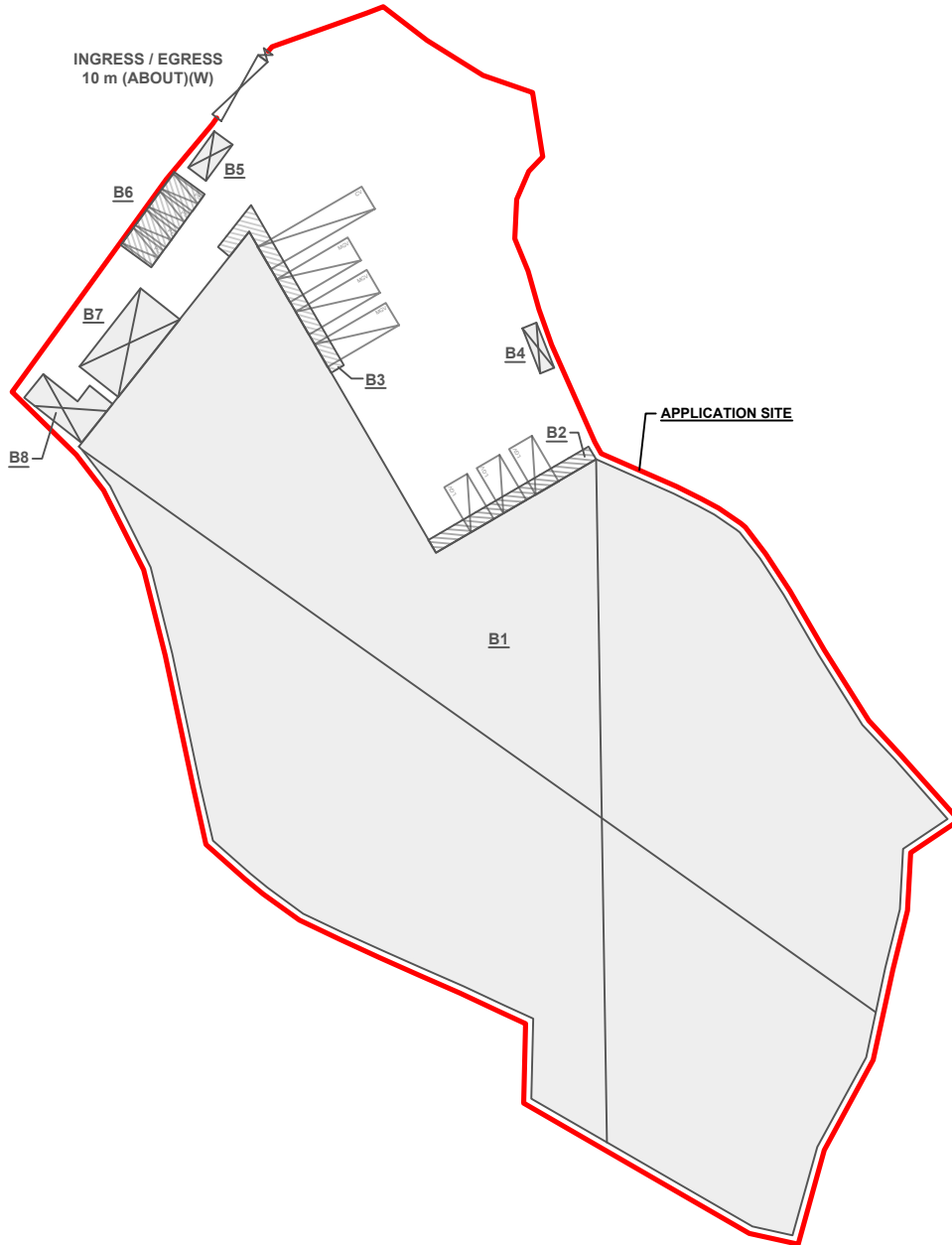
PARKING AND LOADING / UNLOADING PROVISIONS

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
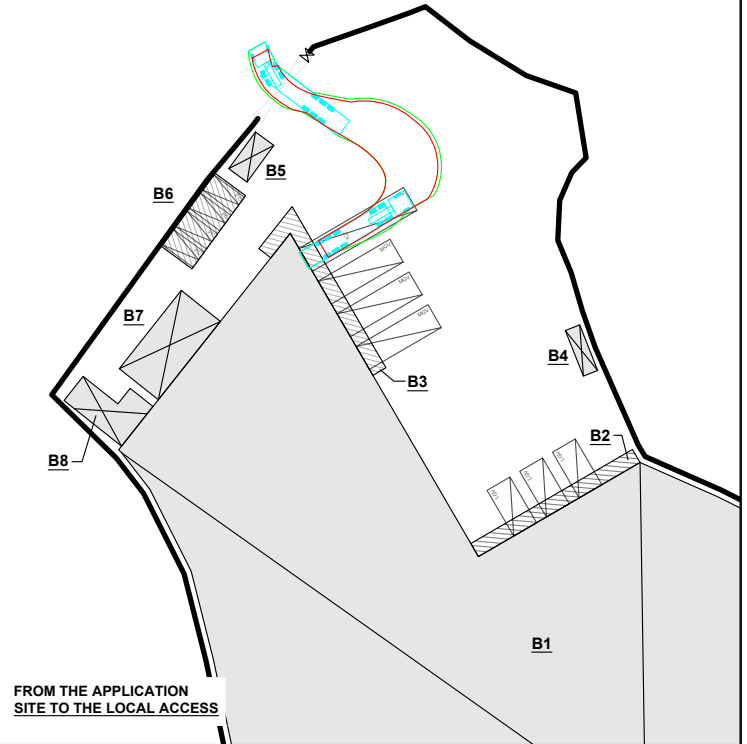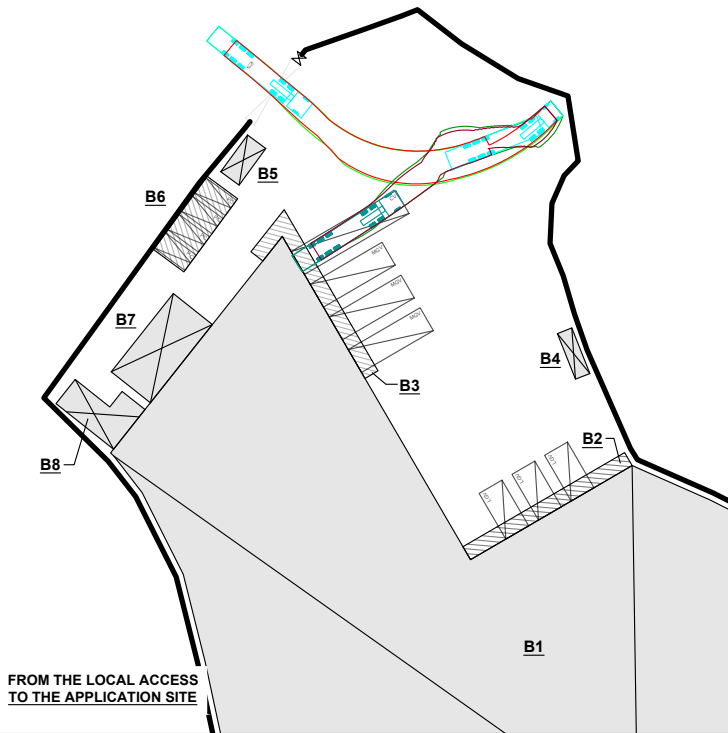- LOADING / UNLOADING SPACE FOR CV
- INGRESS / EGRESS

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

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

B5
B6
B7
B8
B3
B4
B2
B1

**FROM THE LOCAL ACCESS
TO THE APPLICATION SITE**

B5
B6
B7
B8
B3
B4
B2
B1

**FROM THE APPLICATION
SITE TO THE LOCAL ACCESS**

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

B5
B6
B7
B8
B3
B4
B2
B1

**FROM THE LOCAL ACCESS
TO THE APPLICATION SITE**

B5
B6
B7
B8
B3
B4
B2

**FROM THE APPLICATION
SITE TO THE LOCAL ACCESS**

LEGEND

▭	APPLICATION SITE
⊠	STRUCTURE (ENCLOSED)
▨	STRUCTURE (CANOPY)
PC	PRIVATE CAR PARKING SPACE
LGV	LOADING / UNLOADING SPACE FOR LGV
MGV	LOADING / UNLOADING SPACE FOR MGV
CV	LOADING / UNLOADING SPACE FOR CV
⋈	INGRESS / EGRESS
▭	MGV / CV
───	SWEPT PATH OF VEHICLE

PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE		TITLE	
R-Riches Property Consultants Ltd.	PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	1 : 1000 @ A4		SWEPT PATH ANALYSIS	NORTH
			DRAWN BY: MN	DATE: 21.11.2023		
			REVISED BY	DATE	DWG NO. PLAN 5	VER. 001