

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

LEGEND

 APPLICATION SITE

*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

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

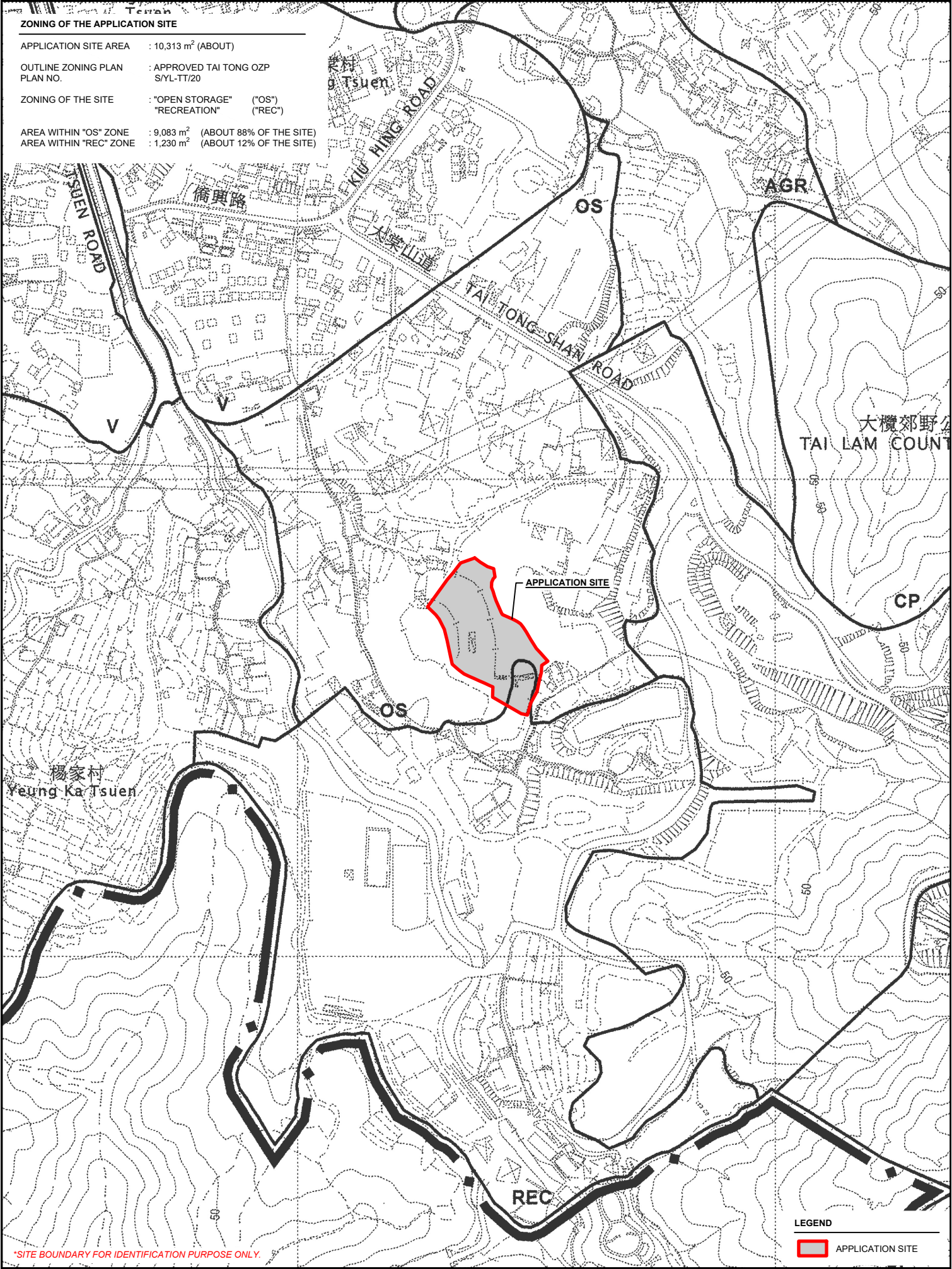
TITLE

LOCATION PLAN

DWG NO.
PLAN 1

VER.
001

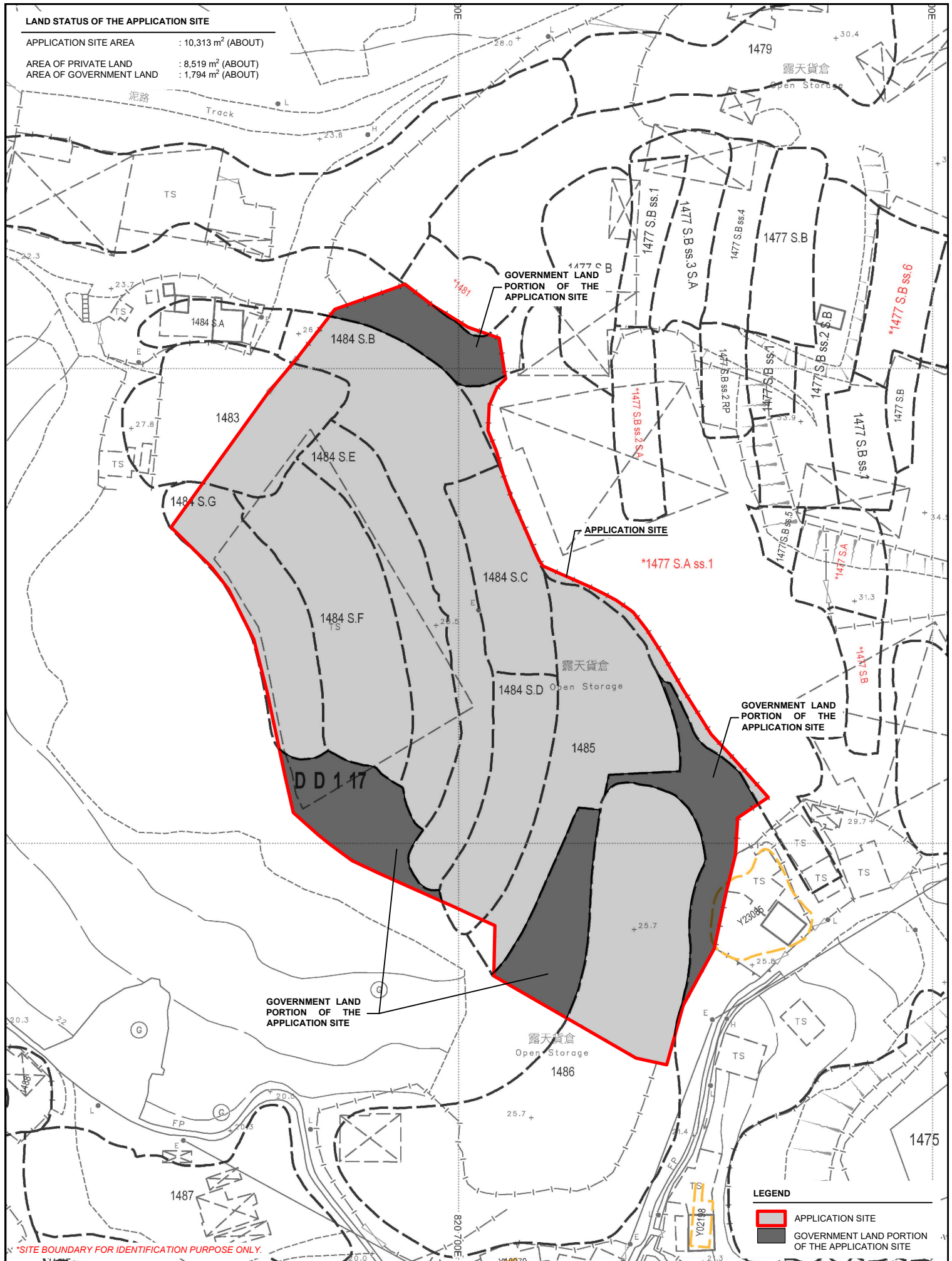




PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 5000 @ A4		TITLE ZONING PLAN		
			DRAWN BY MN	DATE 8.1.2024	DWG NO. PLAN 2	VER. 001	
			REVISED BY LT	DATE 8.5.2024			

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)



LEGEND

- APPLICATION SITE
- GOVERNMENT LAND PORTION OF THE APPLICATION SITE

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ADDRESS

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

SCALE
1 : 1000 @ A4

DRAWN BY
MN

DATE
14.11.2023

REVISED BY

DATE

TITLE

LAND STATUS

DWG NO.
PLAN 3

VER.
001

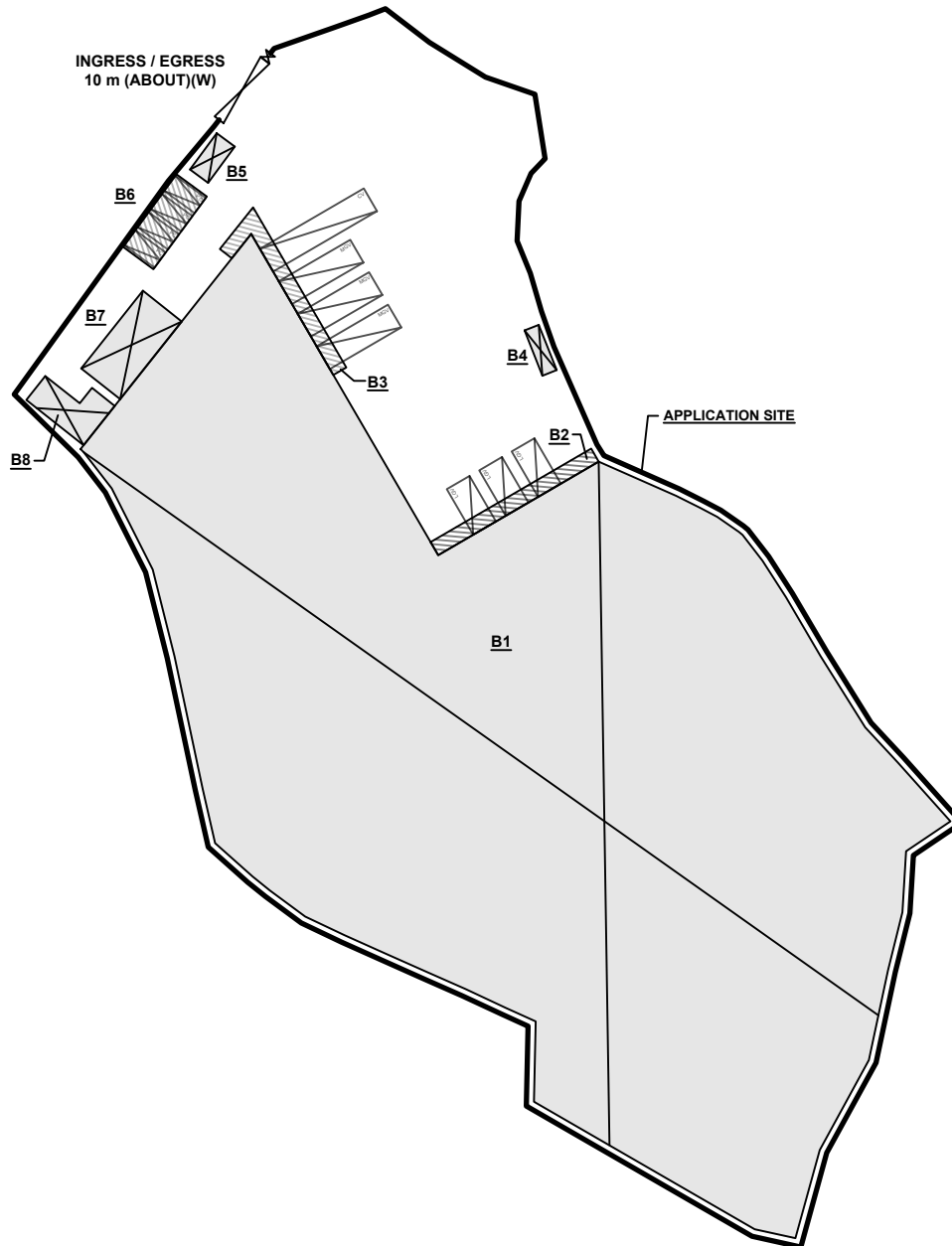


DEVELOPMENT PARAMETERS

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

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



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING 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 MGW
	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

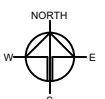
ADDRESS

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

SCALE
1 : 1000 @ A4DRAWN BY
MNDATE
21.11.2023

REVISED BY

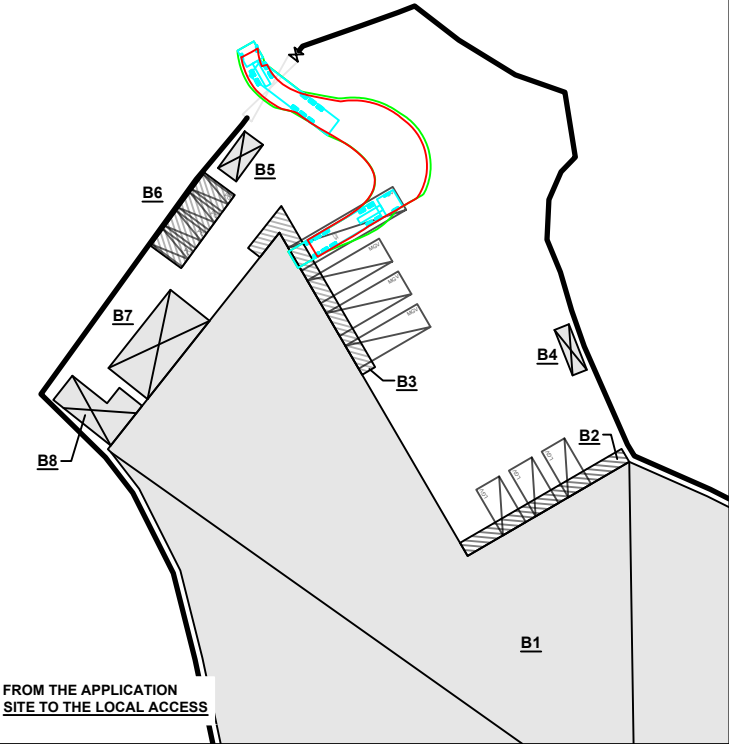
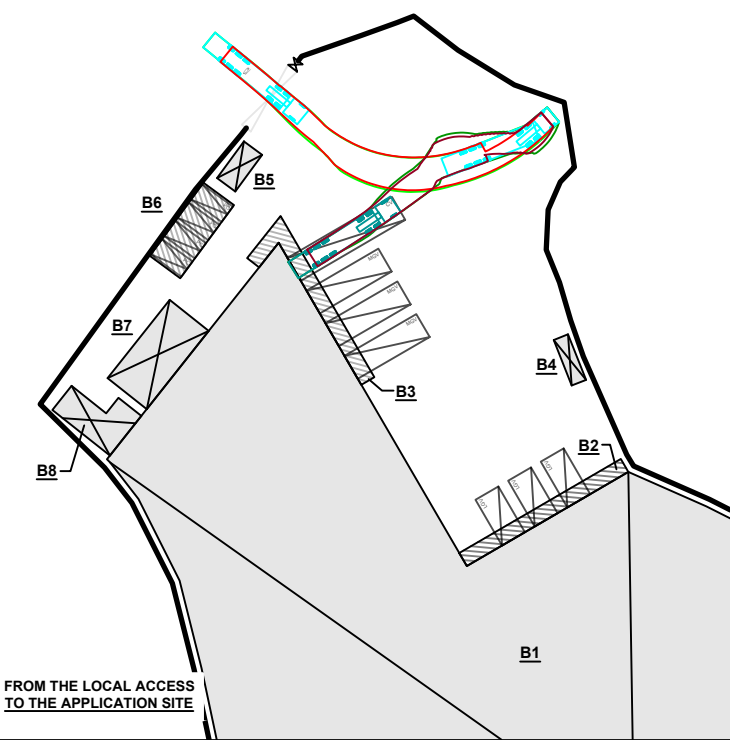
DATE

TITLE
LAYOUT PLANDWG NO.
PLAN 4VER.
001

SWEPT PATH ANALYSIS

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

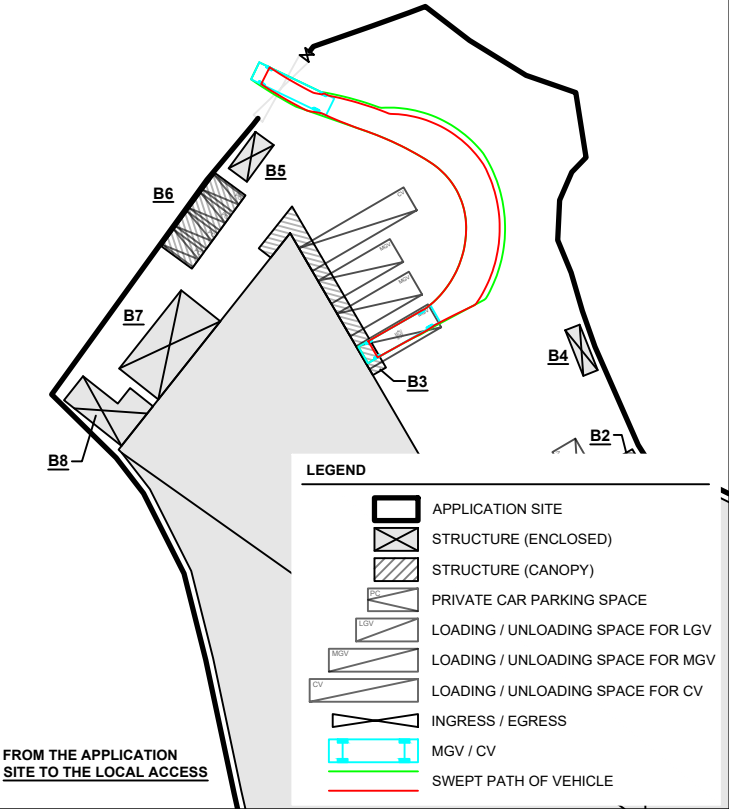
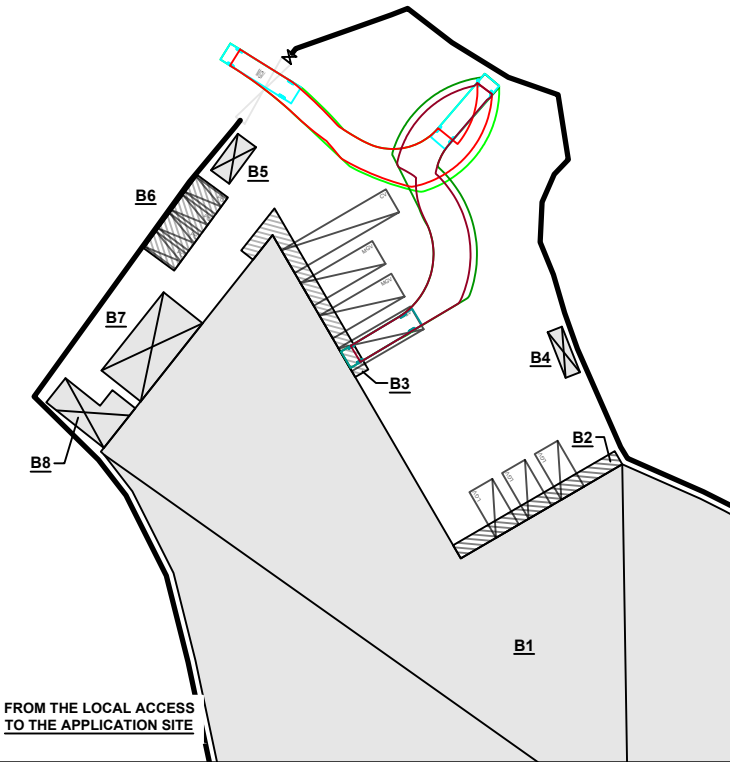
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



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 MGW
- LOADING / UNLOADING SPACE FOR CV
- INGRESS / EGRESS
- MGV / CV
- SWEPT PATH OF VEHICLE

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TITLE

SWEPT PATH
ANALYSIS

DWG NO.

PLAN 5

VER.

001

