

LOCATION OF THE APPLICATION SITE

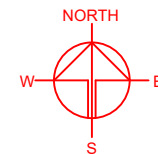
APPLICATION SITE AREA : 1,450 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM TAN KWAI TSUEN ROAD VIA SHUI FU ROAD

ACCESSIBLE FROM TAN KWAI TSUEN ROAD VIA SHUI FU ROAD AND A LOCAL ACCESS

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 2611 S.A (PART) IN D.D. 124
AND ADJOINING GOVERNMENT
LAND, TAN KWAI TSUEN, YUEN
LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

11.11.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG. NO.

PLAN 1

VER.

001

LEGEND



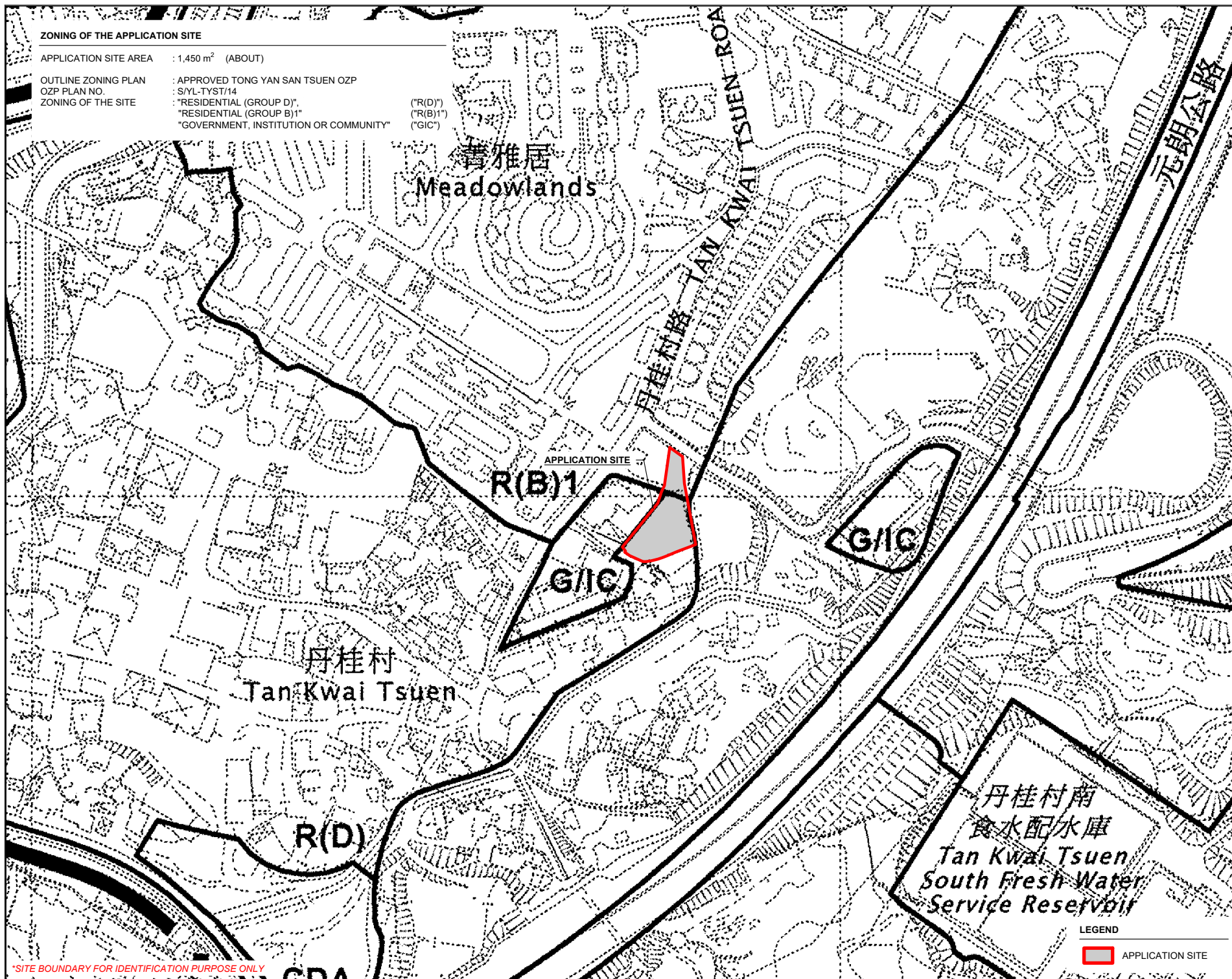
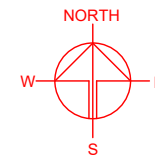
APPLICATION SITE

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,450 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED TONG YAN SAN TSUEN OZP
OZP PLAN NO. : S/YL-TYST/14
ZONING OF THE SITE : "RESIDENTIAL (GROUP D)", ("R(D)")
"RESIDENTIAL (GROUP B)1", ("R(B)1")
"GOVERNMENT, INSTITUTION OR COMMUNITY", ("GIC")

("R(D)")
("R(B)1")
("GIC")



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LEGEND

APPLICATION SITE

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SCALE

1 : 3000 @ A4

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ZONING OF THE SITE

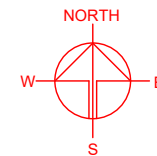
DWG NO.

PLAN 2

VER.

001

| | | |
|-------------------------|------------------------|---------|
| APPLICATION SITE AREA | : 1,450 m ² | (ABOUT) |
| AREA OF PRIVATE LAND | : 1,123 m ² | (ABOUT) |
| AREA OF GOVERNMENT LAND | : 327 m ² | (ABOUT) |



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SITE LOCATION

LOT 2611 S.A (PART) IN D.D. 124
AND ADJOINING GOVERNMENT
LAND, TAN KWAI TSUEN, YUEN
LONG, NEW TERRITORIES

SCALE
1 : 750 @ A4

| | |
|----------|------------|
| DRAWN BY | DATE |
| MN | 11.11.2025 |

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| REVISED BY | DATE |
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| APPROVED BY | DATE |
|-------------|------|

DWG. TITLE
LAND STATUS OF THE SITE

| | |
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| DWG NO. | VER. |
| PLAN 3 | 001 |

LEGEND



APPLICATION SITE
GOVERNMENT LAN

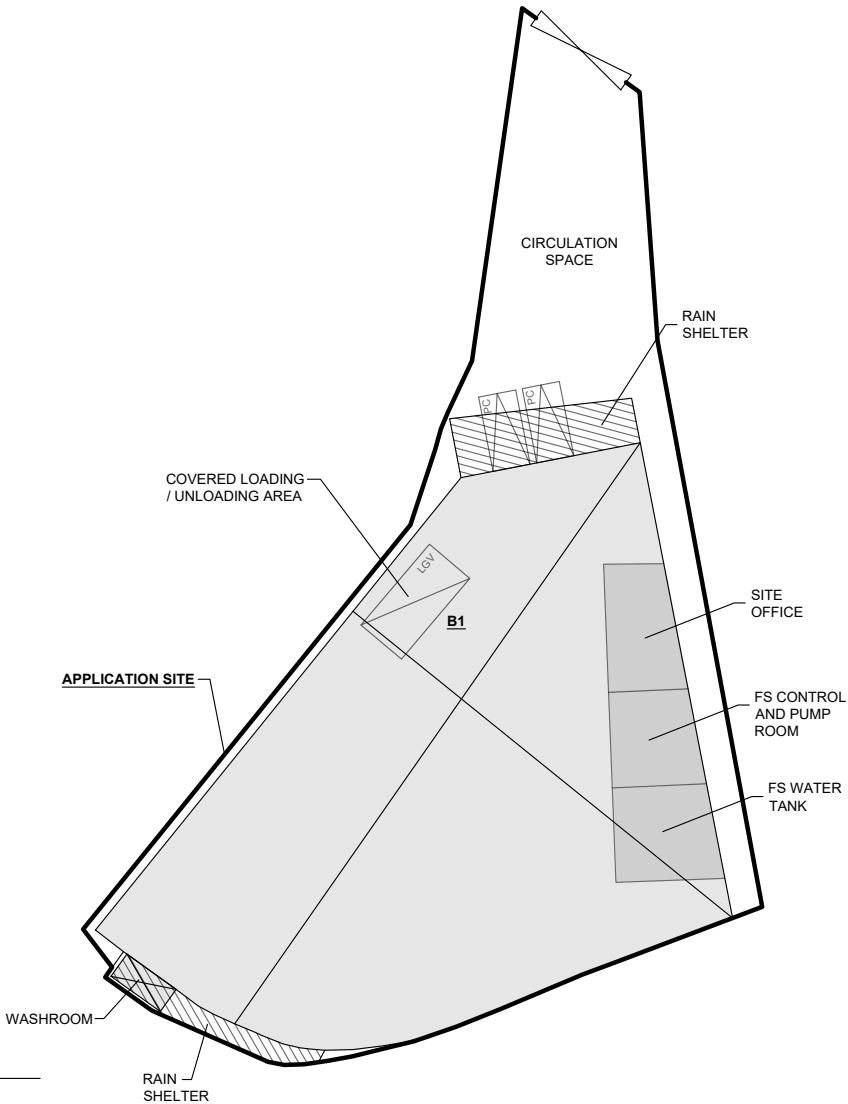
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DEVELOPMENT PARAMETERS

| | | |
|-----------------------|------------------------|---------|
| APPLICATION SITE AREA | : 1,450 m ² | (ABOUT) |
| COVERED AREA | : 1,084 m ² | (ABOUT) |
| UNCOVERED AREA | : 366 m ² | (ABOUT) |
| PLOT RATIO | : 0.75 | (ABOUT) |
| SITE COVERAGE | : 75 % | (ABOUT) |
| NO. OF STRUCTURE | : 1 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 1,084 m ² | (ABOUT) |
| TOTAL GFA | : 1,084 m ² | (ABOUT) |
| BUILDING HEIGHT | : NOT EXCEEDING 7.5 m | |
| NO. OF STOREY | : 1 | |

| STRUCTURE | USE | COVERED AREA | GROSS FLOOR AREA | BUILDING HEIGHT |
|-----------|---|------------------------------|------------------------------|--------------------------------|
| B1 | WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, RAIN SHELTER WASHROOM, FS CONTROL AND PUMP ROOM AND FS WATER TANK | 1,084 m ² (ABOUT) | 1,084 m ² (ABOUT) | NOT EXCEEDING 7.5 m (1-STOREY) |
| TOTAL | | 1,084 m ² (ABOUT) | 1,084 m ² (ABOUT) | |

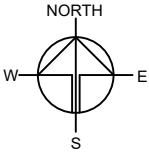
*D.D.G. - DANGEROUS GOODS GODOWN



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 L/UL SPACE FOR LIGHT GOODS VEHICLE | : 1 |
| DIMENSION OF L/UL SPACE | : 7 m (L) x 3.5 m (W) |

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AND ADJOINING GOVERNMENT
LAND, TAN KWAI TSUEN, YUEN
LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

| | |
|----------------|--------------------|
| DRAWN BY MN | DATE 11.11.2025 |
| REVISED BY | DATE |
| APPROVED BY | DATE |

DWG. TITLE

LAYOUT PLAN

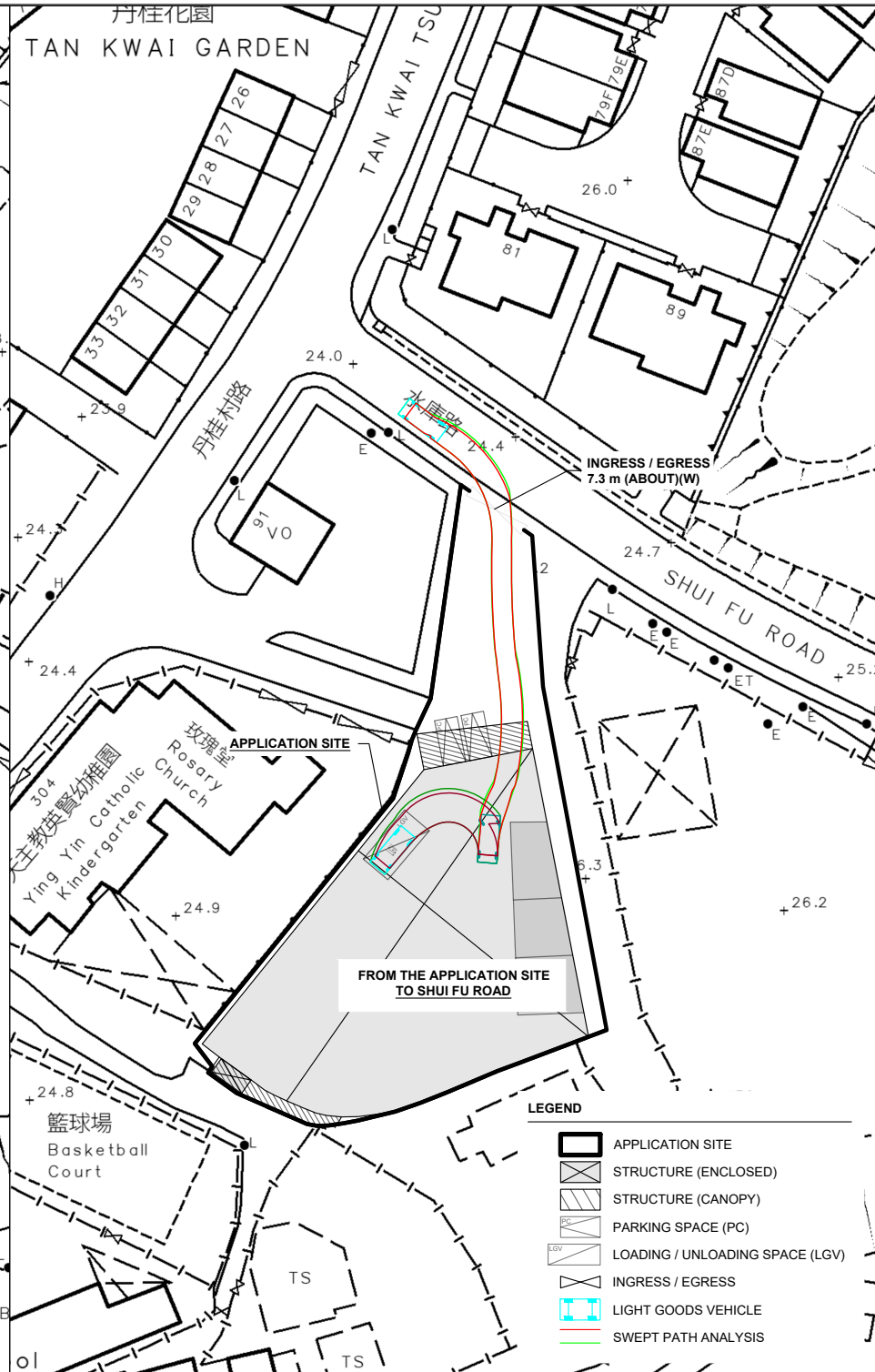
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|-------------------|-------------|
| DWG NO. PLAN 4 | VER. 001 |
|-------------------|-------------|

LEGEND

| | |
|--|---------------------------------|
| | APPLICATION SITE |
| | STRUCTURE (ENCLOSED) |
| | STRUCTURE (CANOPY) |
| | PARKING SPACE (PC) |
| | LOADING / UNLOADING SPACE (LGV) |
| | INGRESS / EGRESS |

TAN KWAI GARDEN

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)



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| | |
|---------|------|
| DWG NO. | VER. |
| PLAN 5 | 001 |