

PLANNING CONSULTANT  
 R-RICHES  
PLANNING LIMITED

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 m<sup>2</sup> (ABOUT)

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

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

青雅居  
Meadowlands

R(B)1

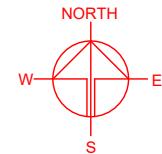
GIC

GIC

丹桂村  
Tan Kwai Tsuen

R(D)

丹桂村南  
食水配水庫  
Tan Kwai Tsuen  
South Fresh Water  
Service Reservoir



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 ZONING OF THE SITE

DWG. NO. VER.  
 PLAN 2 001



**DEVELOPMENT PARAMETERS**

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

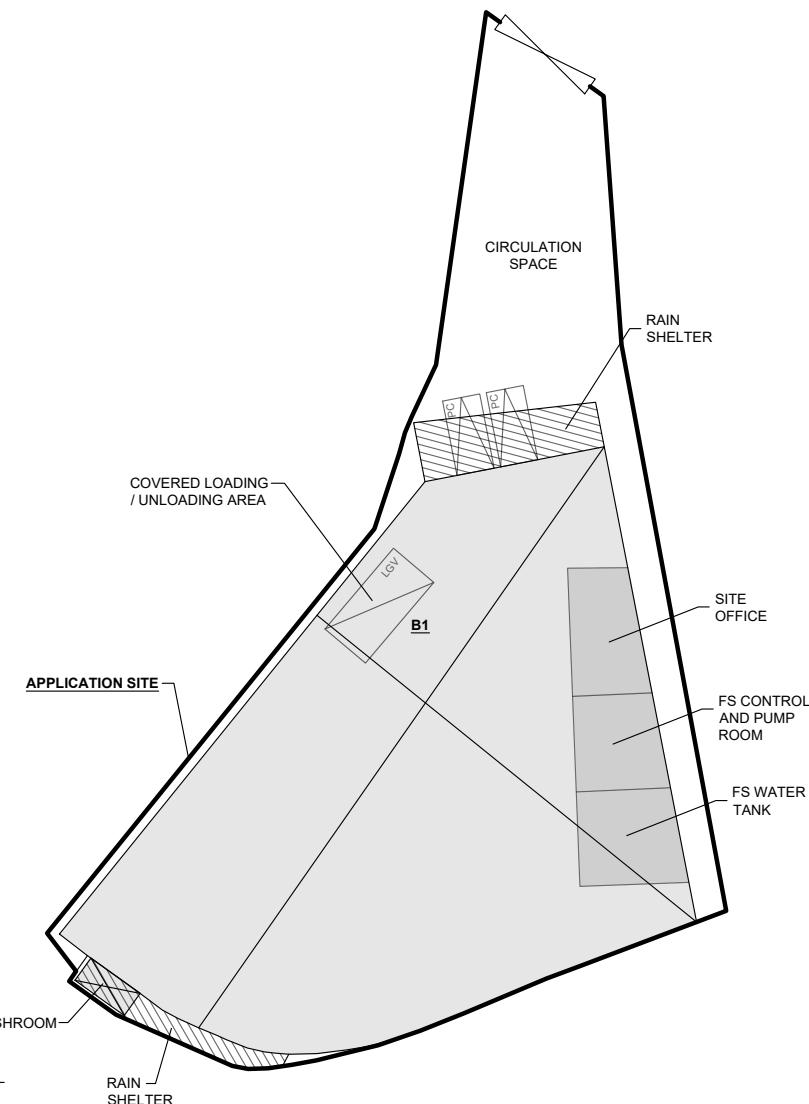
**PARKING AND LOADING / UNLOADING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 7 m (L) x 3.5 m (W)

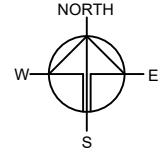
\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

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 <sup>2</sup> (ABOUT)	1,084 m <sup>2</sup> (ABOUT)	NOT EXCEEDING 7.5 m (1-STORY)
		<b>TOTAL</b>	<b>1,084 m<sup>2</sup> (ABOUT)</b>	<b>1,084 m<sup>2</sup> (ABOUT)</b>

\*D.D.G. - DANGEROUS GOODS GODOWN


**LEGEND**

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


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**PROJECT**

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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 : 1500 @ A4

DRAWN BY **MN** DATE **11.11.2025**

REVISED BY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

**DWG. TITLE**

LAYOUT PLAN

DWG NO. **PLAN 4** VER. **001**

