

LIST OF PLANS

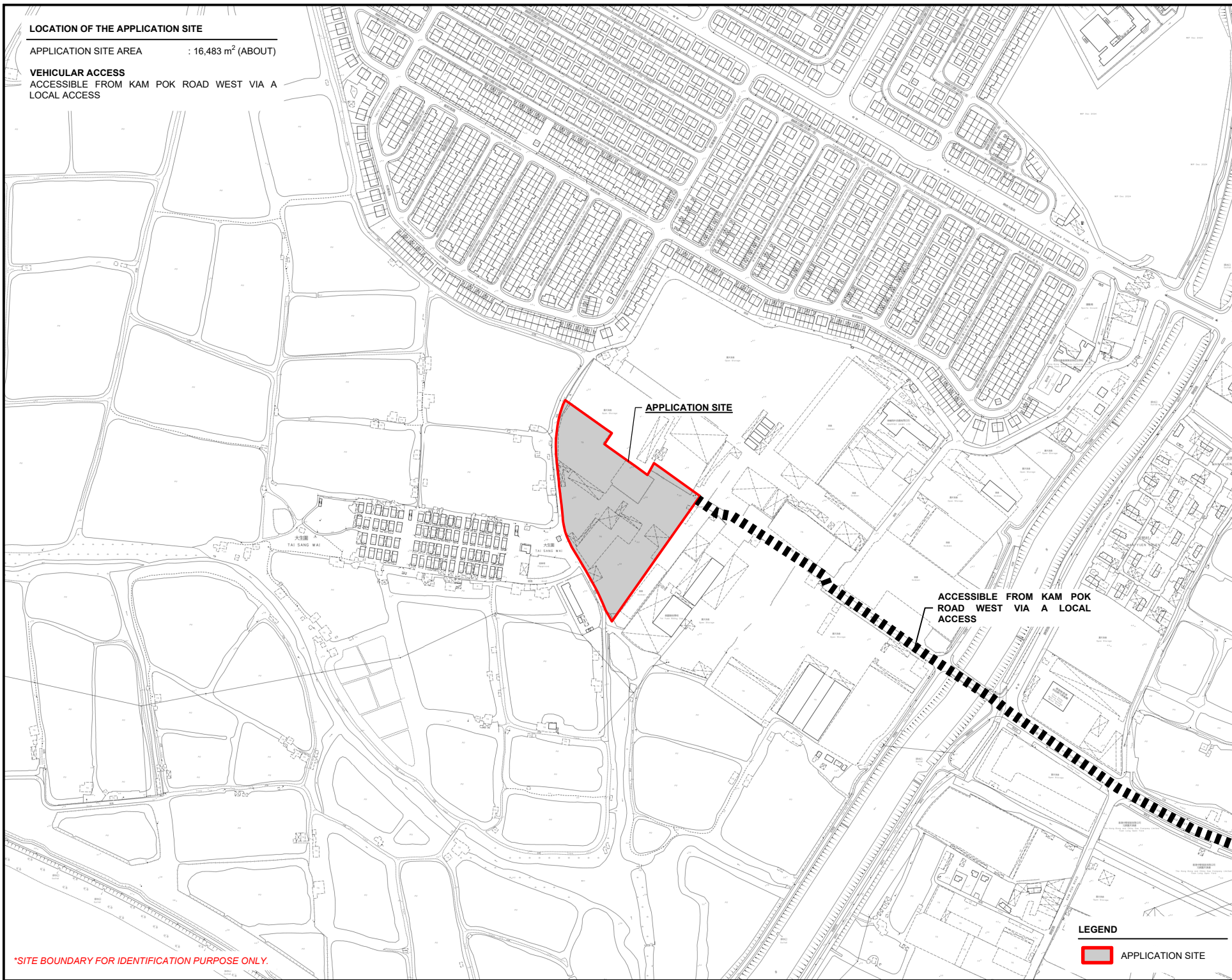
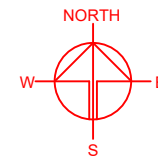
Plan 1	Location plan
Plan 2	Plan showing the zoning of the Site
Plan 3	Plan showing the land status of the Site
Plan 4	Layout plan
Plan 5	Plan showing the filling of land and pond at the Site
Plan 6	Swept path analysis

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 16,483 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM KAM POK ROAD WEST VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM KAM POK
ROAD WEST VIA A LOCAL
ACCESS

LEGEND



APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT

TAI WAH | DEVELOPMENT
CONSULTANTS
LIMITED

PROJECT

PROPOSED WAREHOUSE (EXCLUDING
DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES
AND ASSOCIATED FILLING OF
LAND AND POND FOR A PERIOD
OF 3 YEARS

SITE LOCATION

LOTS 3719 S.Q SS.3 AND 3719
S.Q RP (PART) IN D.D. 104, TAI
SANG WAI, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

22.1.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

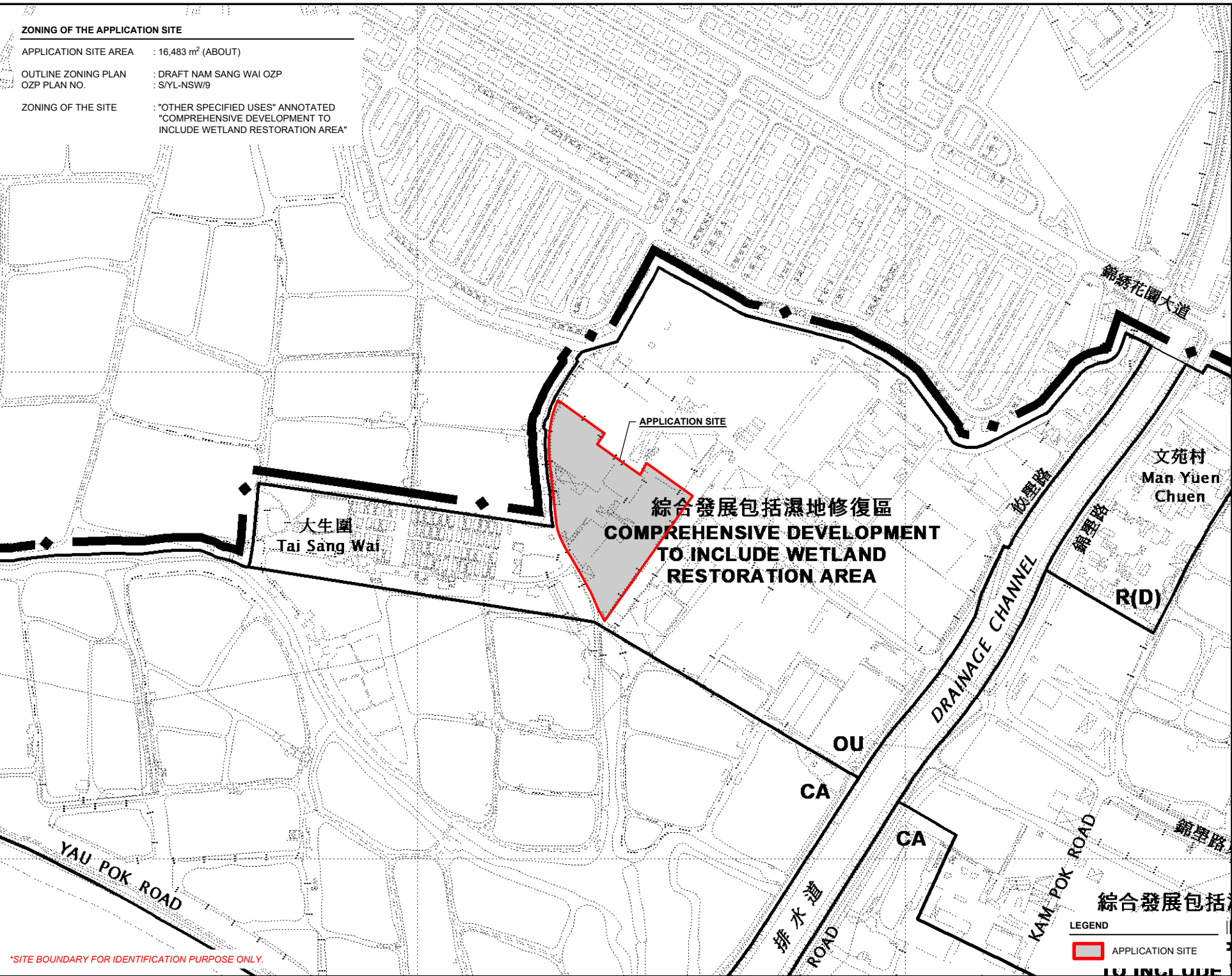
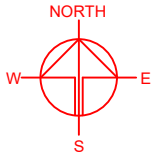
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ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 16,483 m² (ABOUT)

OUTLINE ZONING PLAN : DRAFT NAM SANG WAI OZP
OZP PLAN NO. : S/YL-NSW/9

ZONING OF THE SITE : "OTHER SPECIFIED USES" ANNOTATED
"COMPREHENSIVE DEVELOPMENT TO
INCLUDE WETLAND RESTORATION AREA"



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PROJECT
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS
TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION
LOTS 3719 S.Q SS.3 AND 3719 S.Q RP (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE
1 : 5000 @ A4

DRAWN BY MN	DATE 22.1.2025
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APPROVED BY	DATE

LEGEND

APPLICATION SITE

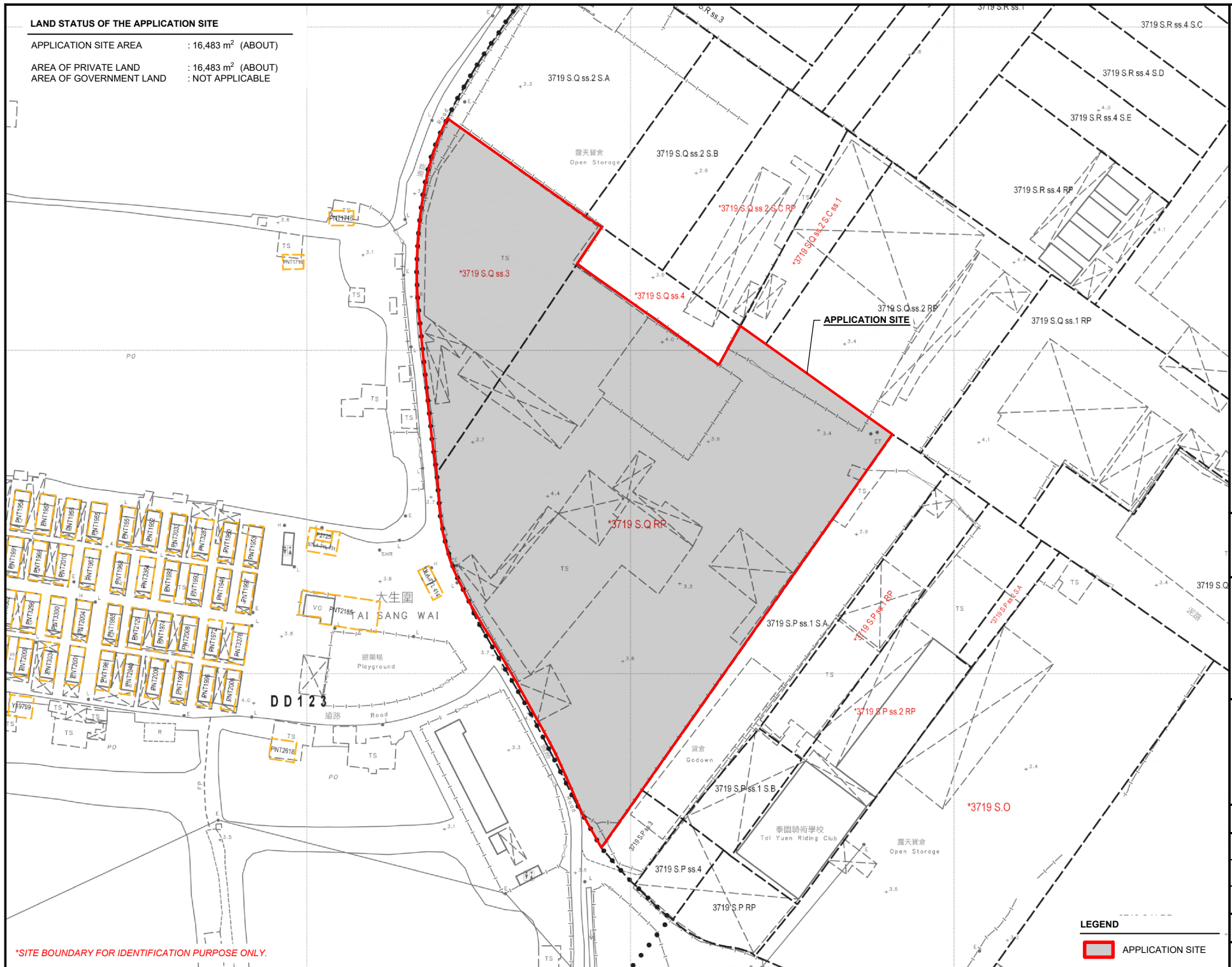
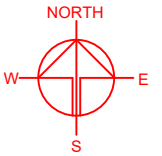
TO INCLUDE

DWG. TITLE
ZONING PLAN

DWG NO. PLAN 2	VER. 001
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*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

APPLICATION SITE AREA	: 16,483 m ² (ABOUT)
AREA OF PRIVATE LAND	: 16,483 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE



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 APPLICATION SITE

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PROJECT
<p>PROPOSED WAREHOUSE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS</p> <p>TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)</p>

SITE LOCATION

LOTS 3719 S.Q. SS.3 AND 3719 S.Q. RP (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1500 @ A4

DRAWN BY	DATE
MN	22.1.2025

REVISED BY	DATE
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APPROVED BY	DATE
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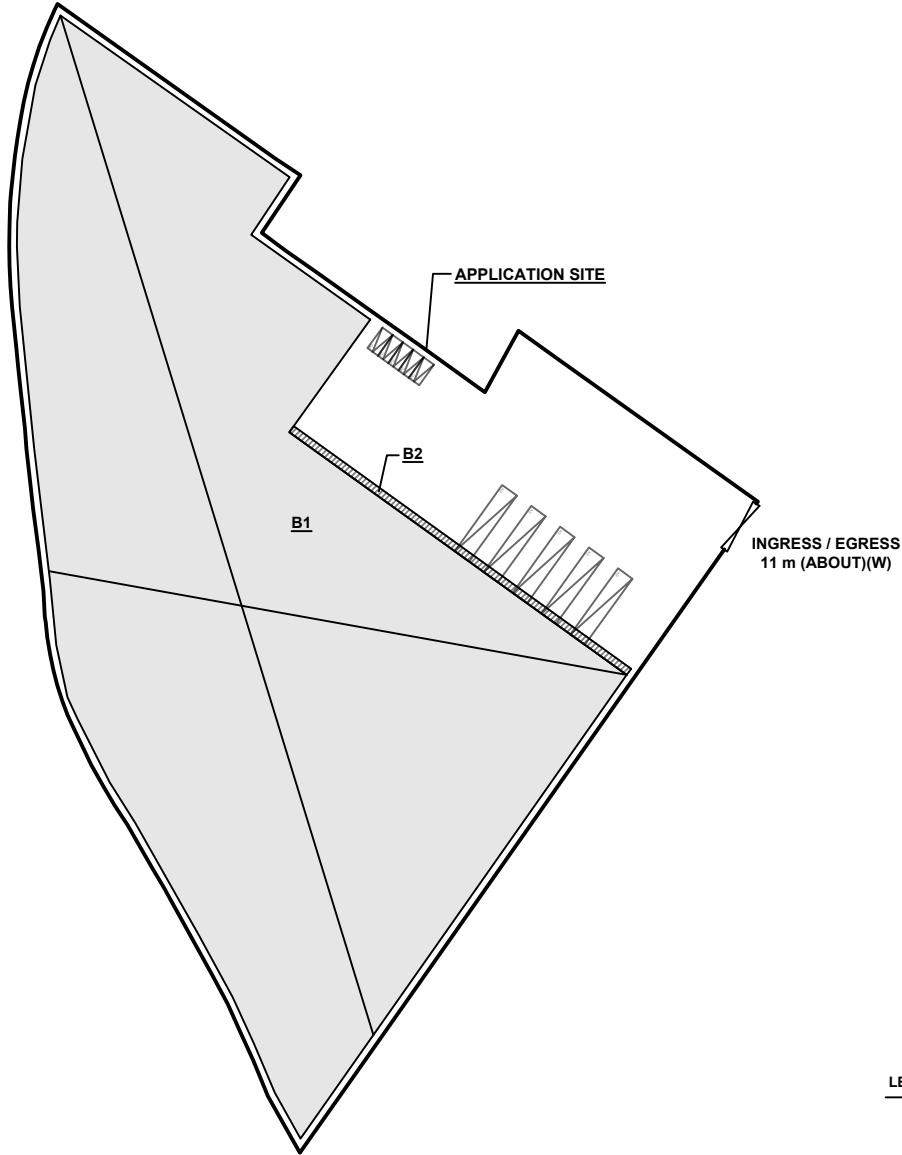
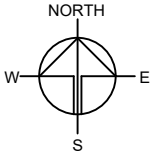
DWG. TITLE
LAND STATUS OF THE SITE

DWG NO.	VER.
PLAN 3	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 16,483 m ²	(ABOUT)
COVERED AREA	: 12,758 m ²	(ABOUT)
UNCOVERED AREA	: 3,725 m ²	(ABOUT)
PLOT RATIO	: 1.5	(ABOUT)
SITE COVERAGE	: 77 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 25,394 m ²	(ABOUT)
TOTAL GFA	: 25,394 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	12,636 m ² (ABOUT)	25,272 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	SITE OFFICE, WASHROOM RAIN SHELTER FOR L/UL ACTIVITIES	122 m ² (ABOUT)	122 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		12,758 m ² (ABOUT)	25,394 m ² (ABOUT)	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 5
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PRIVATE CAR)
	L/UL SPACE (CONTAINER VEHICLE)
	INGRESS / EGRESS

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PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3719 S.Q SS.3 AND 3719 S.Q RP (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY MN	DATE 22.1.2025
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DWG. TITLE

LAYOUT PLAN

DWG NO. PLAN 4	VER. 001
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CONDITION OF THE APPLICATION SITE IN 1990

APPLICATION SITE AREA : 16,483 m² (ABOUT)
DATE OF AERIAL PHOTO : 18/8/1990
AERIAL PHOTO NO. : A22172
SOURCE OF AERIAL PHOTO : LANDS DEPARTMENT

DETAILS OF POND

AREA OF POND : 592 m² (ABOUT)
DEPTH OF POND : 0.5 m (ABOUT)

DETAILS OF SOILED GROUND

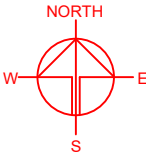
AREA OF SOILED GROUND : 15,891 m² (ABOUT)

PROPOSED FILLING OF LAND AND POND

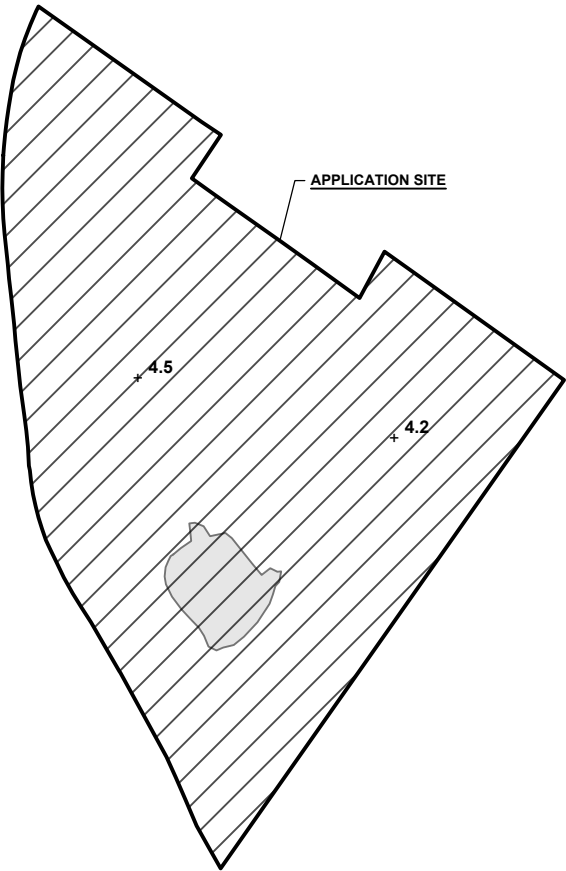
APPLICATION SITE AREA : 16,483 m² (ABOUT)
COVERED BY STRUCTURE : 12,758 m² (ABOUT)

PROPOSED FILLING OF POND AREA : 592 m² (ABOUT)
DEPTH OF POND FILLING : 0.5 m (ABOUT)

PROPOSED FILLING OF LAND AREA : 16,483 m² (ABOUT)
DEPTH OF LAND FILLING AREA : NOT MORE THAN 0.2 m
PROPOSED SITE LEVEL : +4.2 mPD - +4.5 mPD (ABOUT)
MATERIAL OF LAND FILLING : CONCRETE
USE : PARKING AND LOADING / UNLOADING SPACE, SITE FORMATION OF STRUCTURE AND CIRCULATION AREA



APPLICATION SITE



LEGEND

APPLICATION SITE

LEGEND

APPLICATION SITE
FILLING OF POND AREA
FILLING OF LAND AREA
SITE LEVEL
+4.4

*SITE LEVELS ARE FOR REFERENCE ONLY.
EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

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PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3719 S.Q SS.3 AND 3719 S.Q RP (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 / 2000 @ A4

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MN

DATE

22.1.2025

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DATE

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DATE

DWG. TITLE

FILLING OF LAND AND POND

DWG NO.

PLAN 5

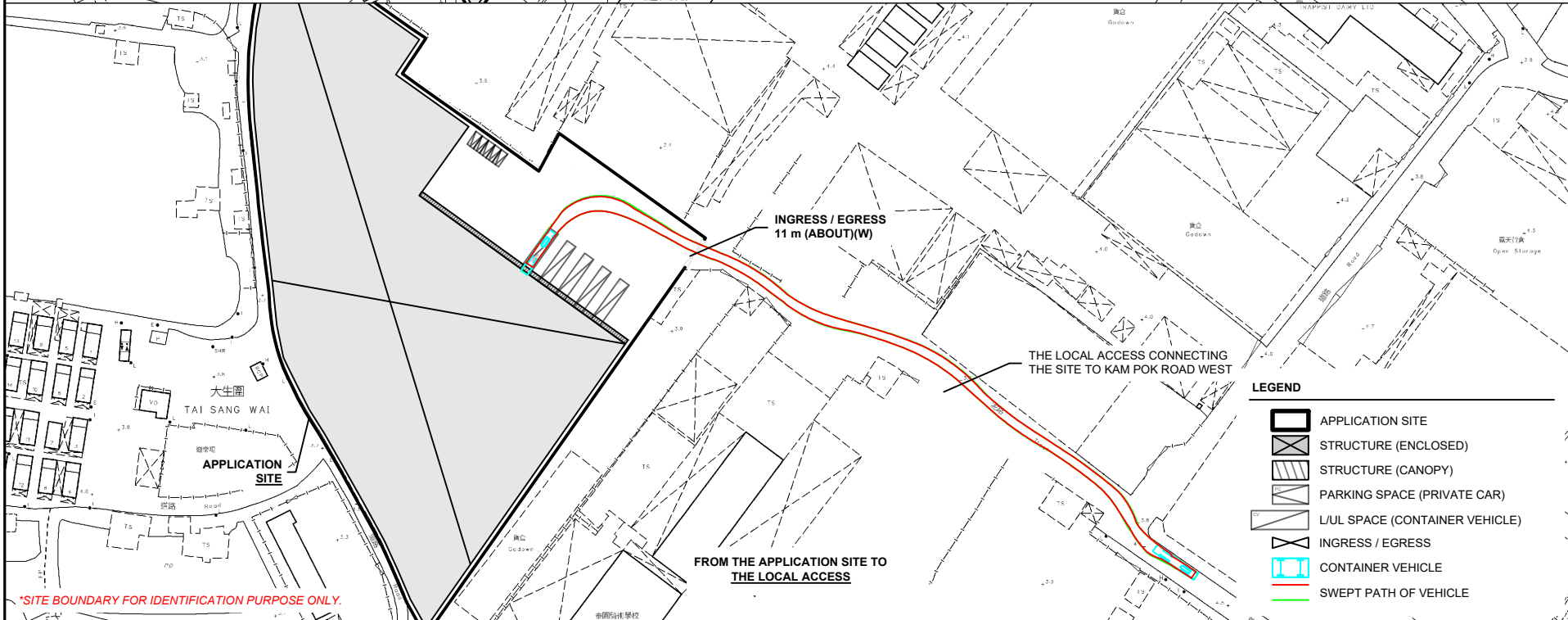
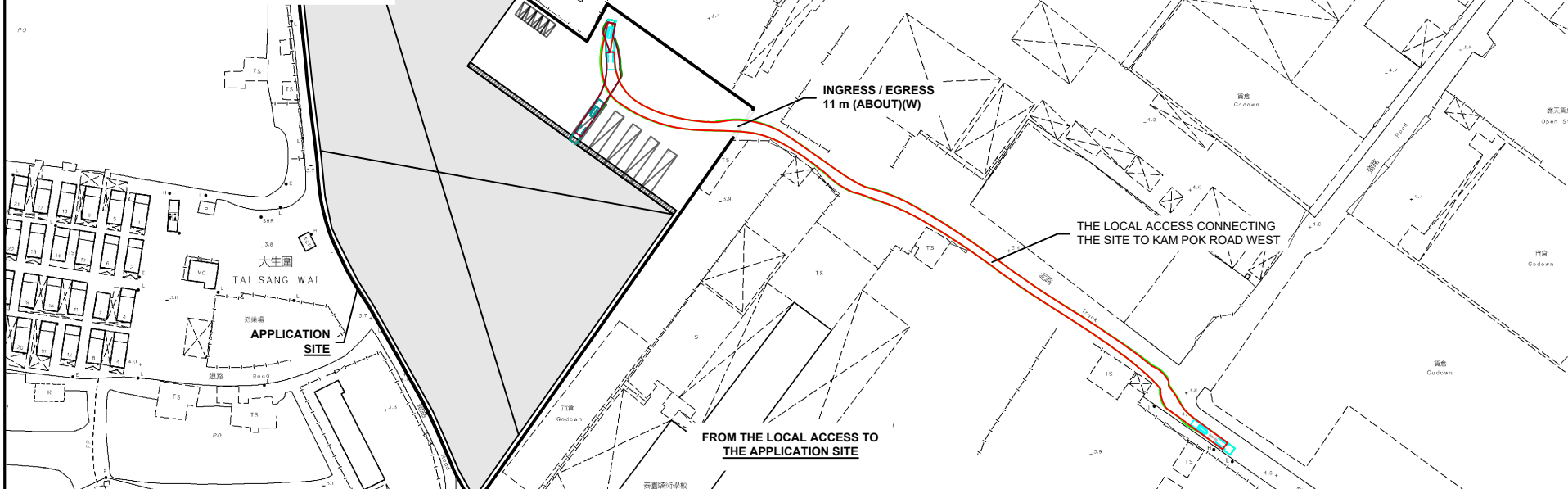
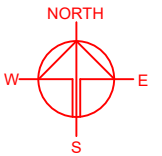
VER.

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.



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LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PRIVATE CAR)
- L/U/L SPACE (CONTAINER VEHICLE)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE

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SWEPT PATH ANALYSIS

DWG. NO.

PLAN 6

VER.

001