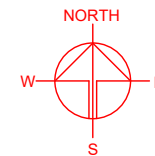


LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Aerial Photo of the Site
Plan 5	Layout Plan
Plan 6	Filling of Land Area
Plan 7	Swept Path Analysis (Container Vehicle)

ACCESSIBLE FROM CASTLE PEAK ROAD - TAM MI



APPLICATION SITE -

ACCESSIBLE FROM CASTLE
PEAK ROAD - TAM MI

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP
AND SERVICES WITH
ANCILLARY FACILITIES AND
ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND
ADJOINING GOVERNMENT
LAND, POK WAI, YUEN LONG,
NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY	DATE
MN	17.7.2025

REVISED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
LOCATION PLAN

DWG NO.	VER.
PLAN 1	001

LEGEND



APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,015 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED NAM SANG WAI OZP
 PLAN NO. : S/YL-NSW/10
 ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT"

COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA

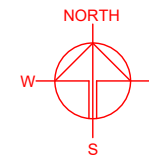
綜合發展包括濕地修復區1 COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA 1

綜合發展包括濕地修復區 COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA

APPLICATION SITE

LEGEND

 APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

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DATE

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DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

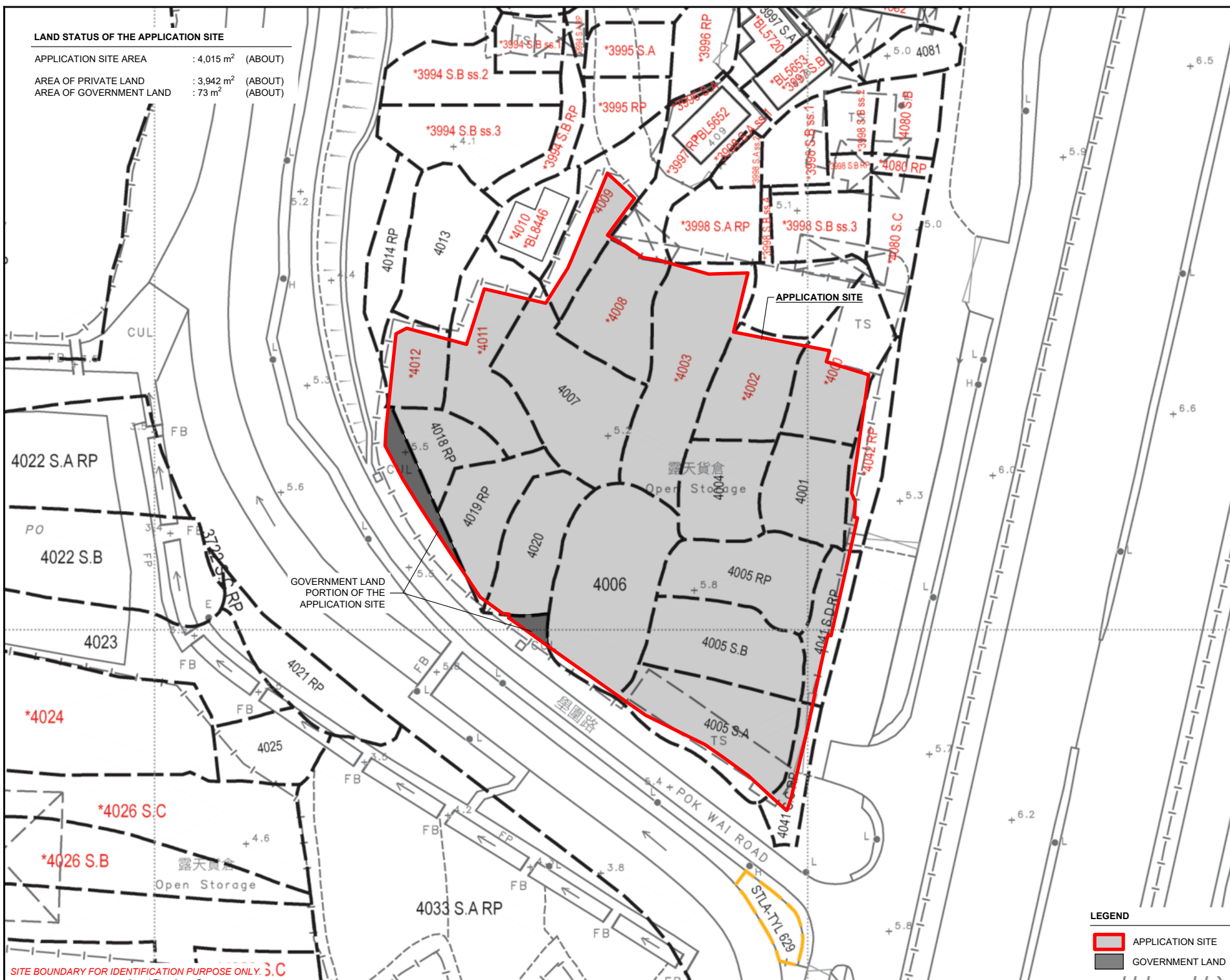
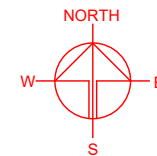
VER.

001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,015 m² (ABOUT)
 AREA OF PRIVATE LAND : 3,942 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 73 m² (ABOUT)



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY. S.C

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

1:750 @ A4

DRAWN BY MN DATE 17.7.2025

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO. PLAN 3

VER.

001

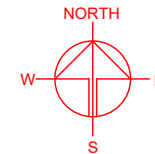
CONDITION OF THE APPLICATION IN 1990

AERIAL PHOTO NO. : A21967
 DATE OF THE AERIAL PHOTO : 27/7/1990
 SOURCE OF PHOTO : LANDS DEPARTMENT



CONDITION OF THE APPLICATION IN 2024

AERIAL PHOTO NO. : E219734C
 DATE OF THE AERIAL PHOTO : 19/3/2024
 SOURCE OF PHOTO : LANDS DEPARTMENT



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

17.7.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

AERIAL PHOTO OF THE SITE

DWG NO.

PLAN 4

VER.

001

LEGEND

 APPLICATION SITE

LEGEND

 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

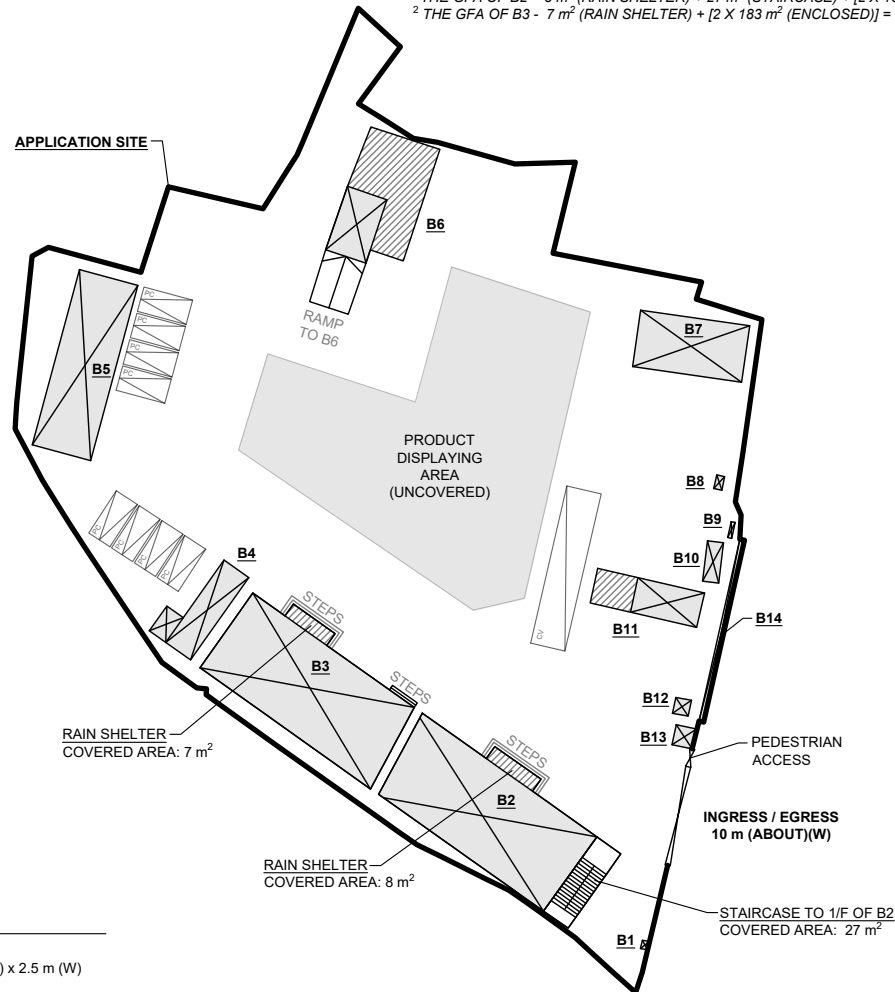
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,015 m ²	(ABOUT)
COVERED AREA	: 770 m ²	(ABOUT)
UNCOVERED AREA	: 3,245 m ²	(ABOUT)
PLOT RATIO	: 0.29	(ABOUT)
SITE COVERAGE	: 19 %	(ABOUT)
NO. OF STRUCTURE	: 14	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,145 m ²	(ABOUT)
TOTAL GFA	: 1,145 m ²	(ABOUT)
BUILDING HEIGHT	: 2 m - 8.23 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	METER ROOM	1 m ² (ABOUT)	1 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B2	RECEPTION, SHOWROOM AND OFFICE	217 m ² (ABOUT)	409 m ² (ABOUT) ¹	8.23 m (ABOUT)(2-STOREY)
B3	SHOWROOM AND OFFICE	190 m ² (ABOUT)	373 m ² (ABOUT) ²	5.1 m (ABOUT)(2-STOREY)
B4	FS PUMP ROOM AND WATER TANK	36 m ² (ABOUT)	36 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B5	SHOWROOM	108 m ² (ABOUT)	108 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B6	AUTOMATIC PARKING SYSTEM SAMPLE	93 m ² (ABOUT)	93 m ² (ABOUT)	3.8 m (ABOUT)(1-STOREY)
B7	TRANSFORMER AND SWITCH ROOM	62 m ² (ABOUT)	62 m ² (ABOUT)	3.7 m (ABOUT)(1-STOREY)
B8	CHARGING DOCK	1 m ² (ABOUT)	1 m ² (ABOUT)	2 m (ABOUT)(1-STOREY)
B9	METER BOX	1 m ² (ABOUT)	1 m ² (ABOUT)	2 m (ABOUT)(1-STOREY)
B10	ELECTRIC GENERATOR	7 m ² (ABOUT)	7 m ² (ABOUT)	2 m (ABOUT)(1-STOREY)
B11	CHARGING STATION	38 m ² (ABOUT)	38 m ² (ABOUT)	6.2 m (ABOUT)(1-STOREY)
B12	TRANSFORMER	3 m ² (ABOUT)	3 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B13	GUARD HOUSE	4 m ² (ABOUT)	4 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B14	ADVERTISEMENT BOARD	9 m ² (ABOUT)	9 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		770 m ² (ABOUT)	1,145 m ² (ABOUT)	

¹ THE GFA OF B2 - 8 m² (RAIN SHELTER) + 27 m² (STAIRCASE) + [2 X 187 m² (ENCLOSED)] = 409 m²

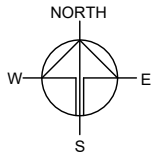
² THE GFA OF B3 - 7 m² (RAIN SHELTER) + [2 X 183 m² (ENCLOSED)] = 373 m²



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/U/L SPACE FOR CONTAINER GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 16 m (L) x 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

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SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

MN

DATE

17.7.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

PLAN 5

VER.

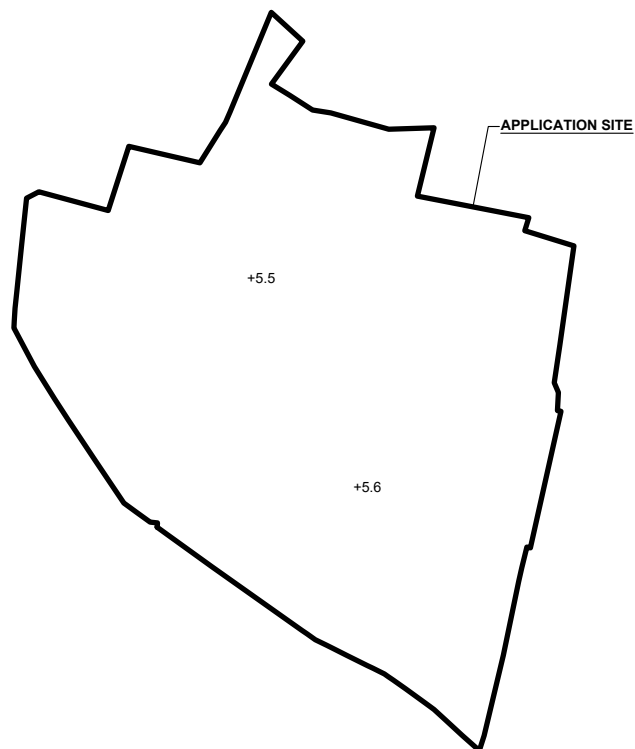
001

LEGEND


	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (PARTIALLY ENCLOSED)
	PARKING SPACE (PC)
	LOADING/UNLOADING SPACE (CV)
	INGRESS / EGRESS

APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 4,015 m² (ABOUT)
 SITE LEVELS BEFORE FILLING OF LAND : +5.5 mPD TO +5.6 mPD (ABOUT)



LEGEND

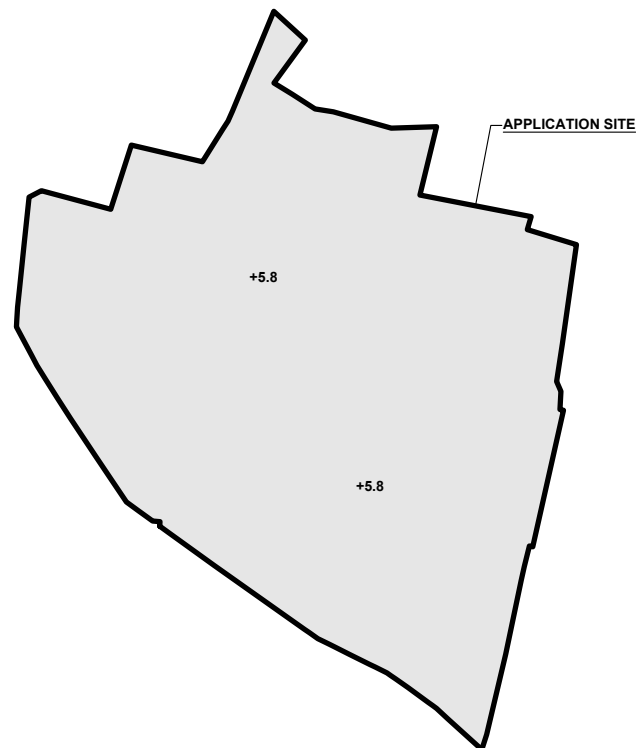
 APPLICATION SITE
 +5.6 SITE LEVEL BEFORE FILLING

SITE LEVELS ARE FOR REFERENCE ONLY.



EXISTING FILLING OF LAND AREA

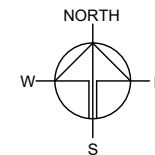
APPLICATION SITE AREA : 4,015 m² (ABOUT)
 COVERED BY STRUCTURE : 761 m² (ABOUT)
 EXISTING FILLED AREA : 4,015 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.3 m
 EXISTING SITE LEVELS : +5.8 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 USE : SITE FORMATION OF STRUCTURES, PARKING AND LOADING/UNLOADING SPACES, PRODUCT DISPLAYING AREA AND CIRCULATION AREA

THE APPLICATION SITE HAS ALREADY BEEN FILLED WITH CONCRETE. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE DURING THE PLANNING APPROVAL PERIOD.



LEGEND

 APPLICATION SITE
 FILLING OF LAND AREA
 +5.8 SITE LEVEL AFTER FILLING



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY MN DATE 17.7.2025

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE

FILLING OF LAND

DWG NO. PLAN 6 VER. 001



NORTH

PLANNING CONSULTANT

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	17.7.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.	VER.
PLAN 7	001