

LIST OF PLANS

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LOCATION OF THE APPLICATION SITE

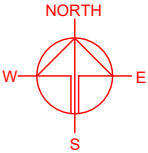
APPLICATION SITE AREA : 6,208 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM KAM POK ROAD EAST VIA KAM POK ROAD

ACCESSIBLE FROM KAM POK ROAD EAST VIA KAM POK ROAD

APPLICATION SITE



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TAI WAH DEVELOPMENT CONSULTANTS LIMITED

PROJECT

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

SITE LOCATION

LOTS 3723 S.C SS.1 (PART) AND 3723 RP (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE
1: 3000 @ A4

DRAWN BY
MN 15.1.2026

REVISED BY
DATE

APPROVED BY
DATE

DWG. TITLE
LOCATION PLAN

DWG NO.
PLAN 1

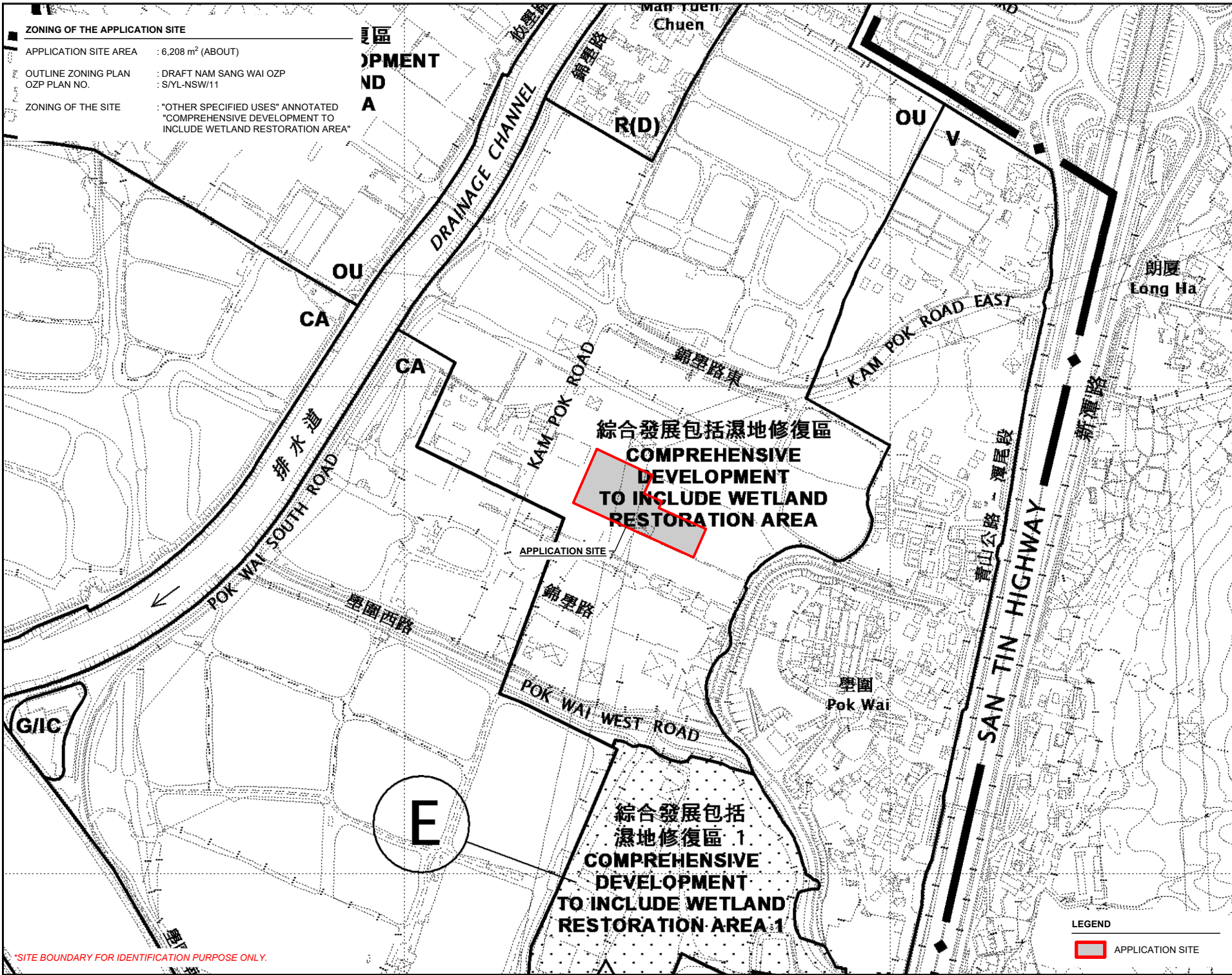
VER.
001

LEGEND



APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,208 m² (ABOUT)
OUTLINE ZONING PLAN : DRAFT NAM SANG WAI OZP
OZP PLAN NO. : S/YL-NSW/11
ZONING OF THE SITE : "OTHER SPECIFIED USES" ANNOTATED
"COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA"

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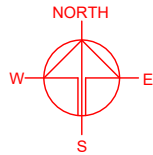
綜合發展包括濕地修復區
**COMPREHENSIVE
DEVELOPMENT
TO INCLUDE WETLAND
RESTORATION AREA**

APPLICATION SITE

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

LEGEND

 APPLICATION SITE



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

SITE LOCATION

LOTS 3723 S.C SS.1 (PART) AND 3723 RP (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

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MN

DATE

15.1.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING PLAN

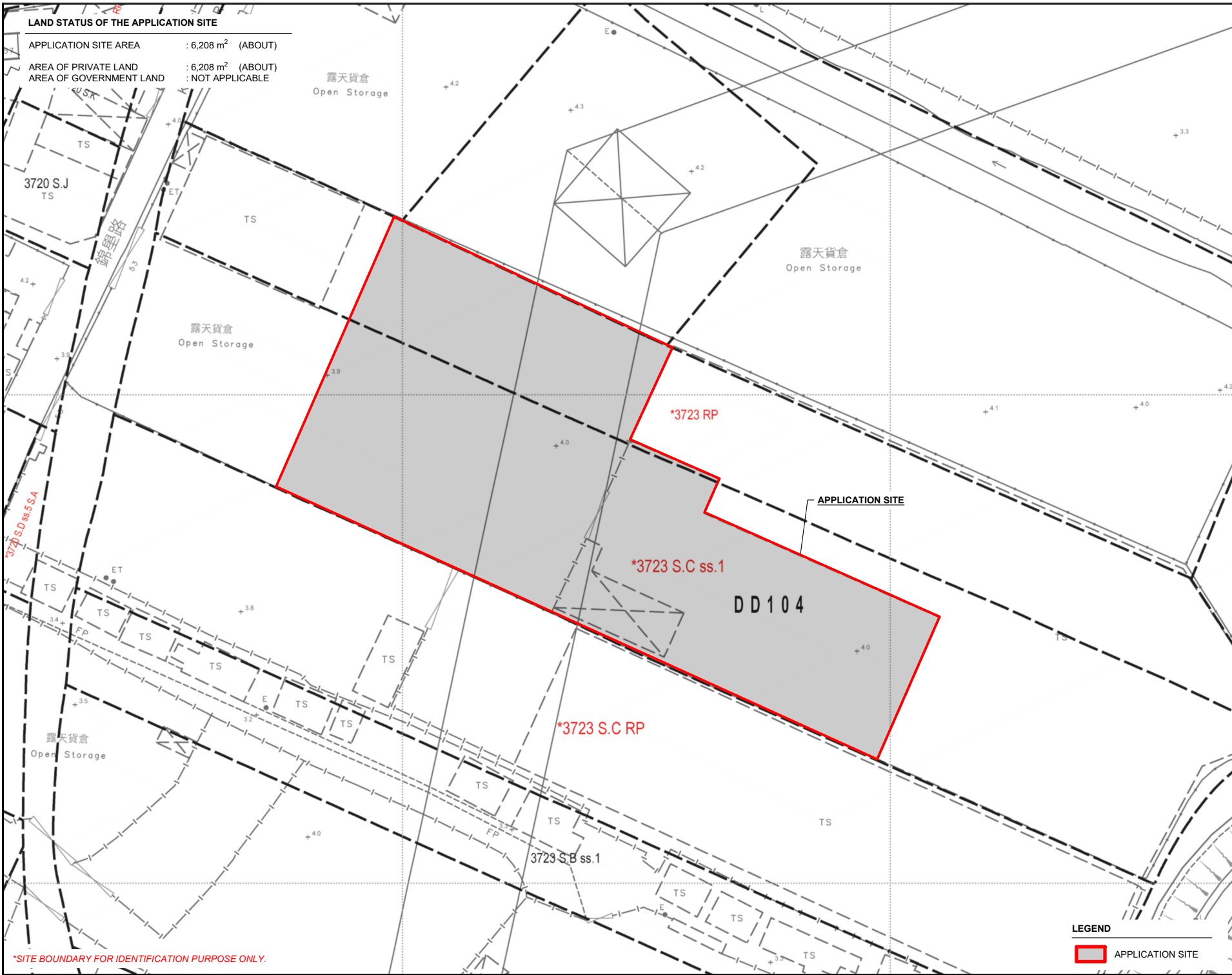
DWG NO.

PLAN 2

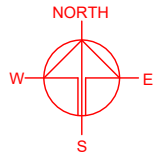
VER.

001

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*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



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PROJECT	
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
LOTS 3723 S.C SS.1 (PART) AND 3723 RP (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES	
SCALE	
1: 1000 @ A4	
DRAWN BY	DATE
MN	15.1.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAND STATUS OF THE SITE	
DWG NO.	VER.
PLAN 3	001

DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN SAN TIN

ORIGINAL PREMISES LOCATION : VARIOUS LOTS IN D.D. 105 AND ADJOINING GOVERNMENT LAND, SAN TIN, YUEN LONG, NEW TERRITORIES

AREA OF THE ORIGINAL PREMISES : 2,175 m² (ABOUT)

USE OF ORIGINAL PREMISES : WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)

APPLICANT'S ORIGINAL
PREMISES IN SAN TIN
(INDICATIVE ONLY)

LEGEND

 ORIGINAL PREMISES

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN SAN TIN

OUTLINE ZONING PLAN AREA : APPROVED SAN TIN TECHNOPOLE OZP

OUTLINE ZONING PLAN NO. : S/STT/2

ZONING OF THE ORIGINAL PREMISES : "OTHER SPECIFIED USES" ANNOTATED AS "EFFLUENT POLISHING PLANT AND FOOD WASTE PRE-TREATMENT FACILITIES"

OU(A)

G/IC

GB

28

OU

ROAD L5 道路

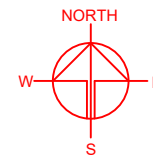
GB

4A

OU

LEGEND

 ORIGINAL PREMISES



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

SITE LOCATION

LOTS 3723 S.C SS.1 (PART) AND 3723 RP (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 / 4000 @ A4

DRAWN BY

MN

DATE

15.1.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (LOCATION & PHASING)

DWG NO.

PLAN 4

VER.

001

DEVELOPMENT SCHEDULE OF SAN TIN TECHNOPOLE

DEVELOPMENT PHASING OF THE SITE : PHASE 1 STAGE 1 DEVELOPMENT

APPLICANT'S ORIGINAL
PREMISES IN SAN TIN
(INDICATIVE ONLY)

- 新田科技城界線
(河套區以外)
BOUNDARY OF SAN TIN TECHNOPOLE
(OUTSIDE THE LOOP)
- 第一期第一階段發展
PHASE 1 STAGE 1 DEVELOPMENT
- 第一期第二階段發展*
PHASE 1 STAGE 2 DEVELOPMENT*
- 第二期發展*
PHASE 2 DEVELOPMENT*

*擬議工程範圍會在詳細設計中再作檢討
PROPOSED SCOPE OF WORKS TO BE REVIEWED
IN THE DETAILED DESIGN

LEGEND

ORIGINAL PREMISES

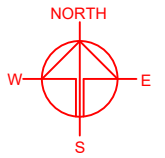
RESUMPTION OF LAND FOR THE DEVELOPMENT OF SAN TIN TECHNOPOLE

GOVERNMENT NOTICE : G.N. 4235
RESUMPTION PLAN NO. : YLM11404a (SHEET 1 AND 5)
SOURCE OF PLAN : LANDS DEPARTMENT

APPLICANT'S ORIGINAL
PREMISES IN SAN TIN
(INDICATIVE ONLY)

LEGEND

ORIGINAL PREMISES



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PROJECT

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

SITE LOCATION

LOTS 3723 S.C SS.1 (PART) AND
3723 RP (PART) IN D.D. 104, TAI
SANG WAI, YUEN LONG, NEW
TERRITORIES

SCALE

1: 10000 / 15000 @ A4

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DATE

15.1.2026

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DATE

APPROVED BY

DATE

DWG. TITLE

NDA PHASING & LAND RESUM.

DWG NO.

PLAN 5

VER.

001

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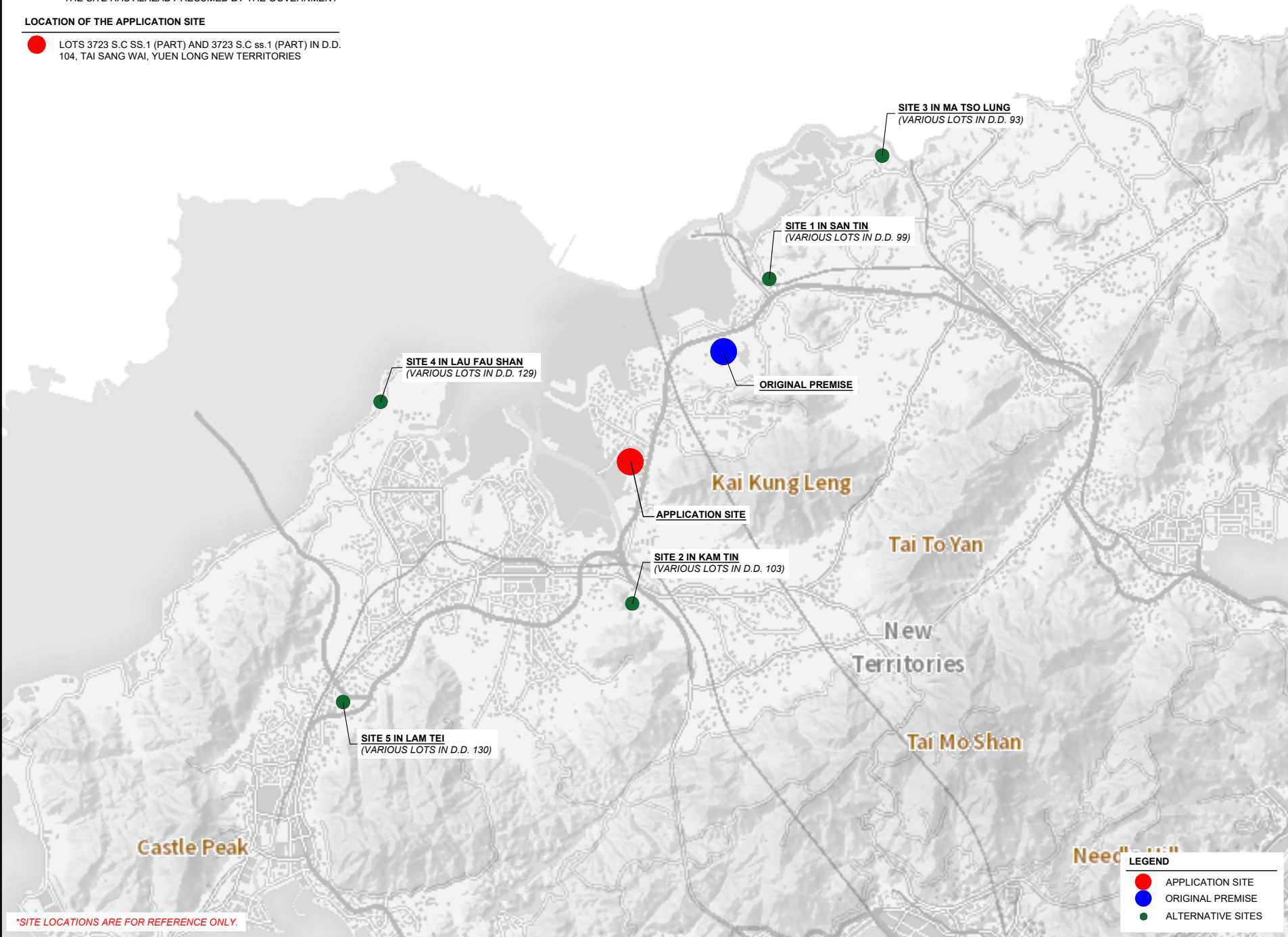
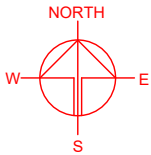
LOCATION OF THE APPLICANT'S ORIGINAL PREMISE

VARIOUS LOTS IN D.D. 105, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES (FORMERLY)

*THE SITE HAS ALREADY RESUMED BY THE GOVERNMENT

LOCATION OF THE APPLICATION SITE

LOTS 3723 S.C SS.1 (PART) AND 3723 S.C ss.1 (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG NEW TERRITORIES



*SITE LOCATIONS ARE FOR REFERENCE ONLY.

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

SITE LOCATION

LOTS 3723 S.C SS.1 (PART) AND 3723 RP (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

INDICATIVE ONLY @ A4

DRAWN BY MN DATE 15.1.2026

CHECKED BY DATE

APPROVED BY DATE

LEGEND

- APPLICATION SITE
- ORIGINAL PREMISE
- ALTERNATIVE SITES

DWG. TITLE

ALTERNATIVE SITES

DWG NO. PLAN 6

VER.

001

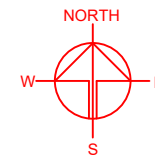
EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,208 m² (ABOUT)

AERIAL PHOTO NO. : E218161C

DATE OF PHOTO : 25/2/2024

SOURCE OF AERIAL PHOTO : SURVEY & MAPPING OFFICE, LANDSD



APPLICATION SITE

APPLICANT'S EXISTING STRUCTURE
FOR WAREHOUSE (EXCLUDING
DANGEROUS GOODS GODOWN)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

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PROJECT

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

SITE LOCATION

LOTS 3723 S.C SS.1 (PART) AND 3723 RP (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY MN DATE 15.1.2026

CHECKED BY DATE

APPROVED BY DATE

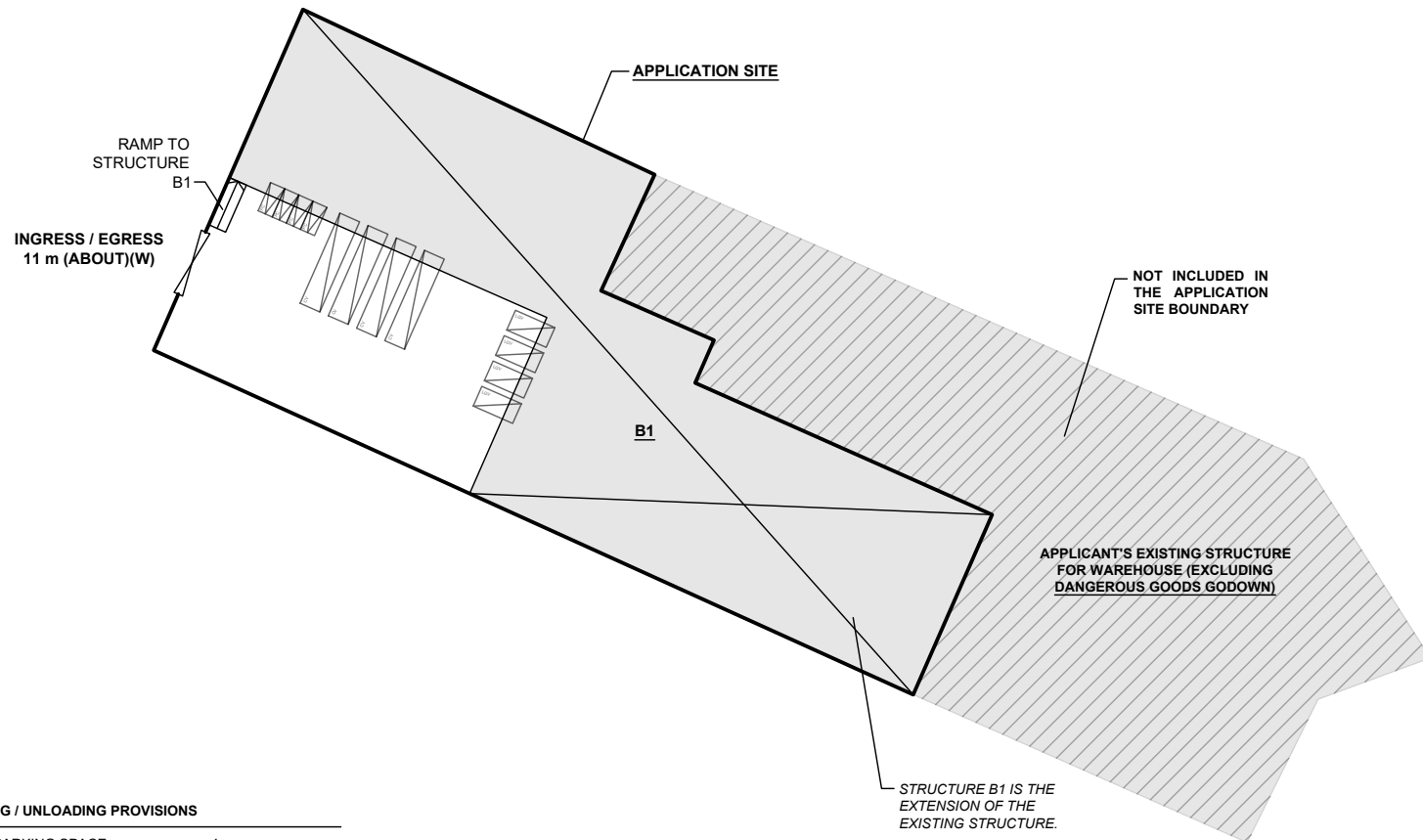
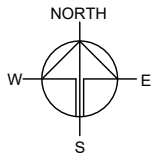
DWG. TITLE
AERIAL PHOTO OF THE SITE

DWG NO. PLAN 7 VER. 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,208 m ²	(ABOUT)
COVERED AREA	: 4,468 m ²	(ABOUT)
UNCOVERED AREA	: 1,740 m ²	(ABOUT)
PLOT RATIO	: 1.4	(ABOUT)
SITE COVERAGE	: 72 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 8,936 m ²	(ABOUT)
TOTAL GFA	: 8,936 m ²	(ABOUT)
BUILDING HEIGHT	: 11 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL D. G. G.) COVERED LOADING / UNLOADING AREA, SITE OFFICE, WASHROOM	4,468 m ² (ABOUT)	8,936 m ² (ABOUT)	11 m (ABOUT)(2-STOREY)
TOTAL		<u>4,468 m² (ABOUT)</u>	<u>8,936 m² (ABOUT)</u>	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 4
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 4
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	PROPOSED STRUCTURE
	EXISTING STRUCTURE
	PARKING SPACE (PRIVATE CAR)
	L/UL SPACE (LIGHT GOODS VEHICLE)
	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 FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3723 S.C SS.1 (PART) AND 3723 RP (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1200 @ A4

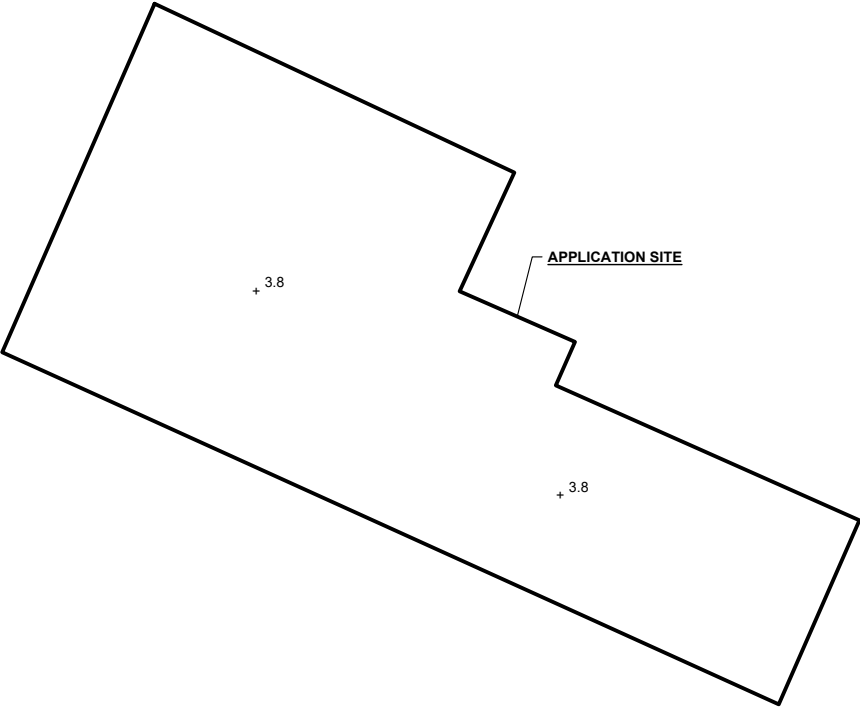
DRAWN BY MN	DATE 15.1.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 8	VER. 001
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THE APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 6,208 m² (ABOUT)
EXISTING GROUND SURFACE : SOILED GROUND
EXISTING SITE LEVELS : +3.8 mPD



LEGEND

APPLICATION SITE

+ 3.8

 EXISTING SITE LEVEL

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

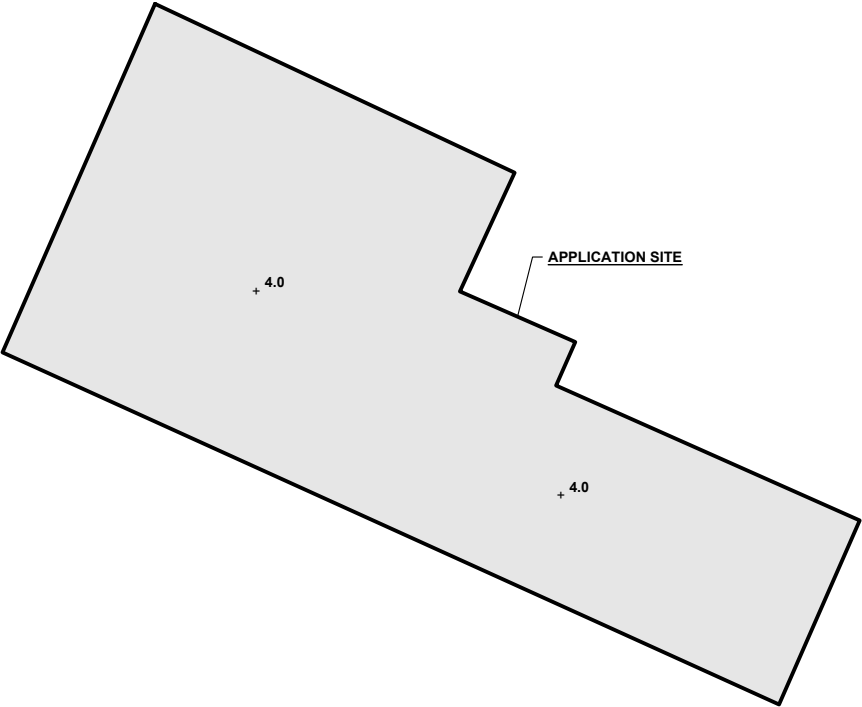
THE EXISTING FILLING OF LAND AREA

APPLICATION SITE AREA : 6,208 m² (ABOUT)
COVERED BY STRUCTURE : NOT APPLICABLE (ABOUT)

PROPOSED FILLING AREA : 4,468 m² (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
PROPOSED SITE LEVELS : +4.0 mPD (ABOUT)
MATERIAL OF LAND FILLING : CONCRETE
USE : PARKING AND LOADING / UNLOADING SPACE,
SITE FORMATION OF STRUCTURE
AND CIRCULATION AREA

THE APPLICATION SITE WAS FILLED WITH CONCRETE IN THE EARLY 1990S. THE APPLIED FILLING OF LAND IS INTENDED TO REGULARIZE THE EXISTING FILLED AREA.

NO FURTHER FILLING OF LAND WILL BE CARRIED AT THE SITE AFTER PLANNING APPROVAL HAS BEEN GRANTED BY THE TOWN PLANNING BOARD.



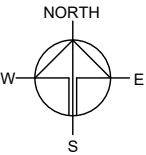
LEGEND

APPLICATION SITE

FILLING OF LAND AREA

+ 4.0

 PROPOSED SITE LEVEL



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PROJECT

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

SITE LOCATION

LOTS 3723 S.C SS.1 (PART) AND 3723 RP (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE 1 : 1200 @ A4	
DRAWN BY MN	DATE 15.1.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE FILLING OF LAND	
DWG NO. PLAN 9	VER. 001

