

LOCATION OF THE APPLICATION SITE

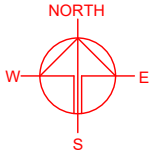
APPLICATION SITE AREA : 17,701 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM KAM POK ROAD EAST VIA KAM POK ROAD AND A LOCAL ACCESS

ACCESSIBLE FROM KAM POK ROAD EAST VIA KAM POK ROAD

APPLICATION SITE



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

VARIOUS LOTS IN D.D. 104, NAM SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

27.7.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

LEGEND

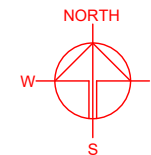


APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 17,701 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED NAM SANG WAI OZP
OZP PLAN NO. : S/YL-NSW/12
ZONING OF THE SITE : "OTHER SPECIFIED USES" ANNOTATED
"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**

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

APPLICATION SITE

榮基村
Wing Kei
Tsuen

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

區 (a)
Area (a)

LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

綜合發展包括濕地修復區2

PLANNING CONSULTANT

**TAI
WAH**

DEVELOPMENT
CONSULTANTS
LIMITED

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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

VARIOUS LOTS IN D.D. 104, NAM SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

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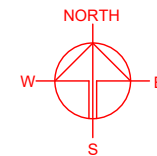
DATE

DWG. TITLE
ZONING PLAN

DWG NO.
PLAN 2

VER.
001

APPLICATION SITE AREA	: 17,701 m ² (ABOUT)
AREA OF PRIVATE LAND	: 17,701 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE



APPLICATION SITE

DD 104

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PROPOSED WAREHOUSE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104,
NAM SANG WAI, YUEN LONG,
NEW TERRITORIES

SCALE
1 : 1500 @ A4

DRAWN BY	DATE
MN	27.7.2026

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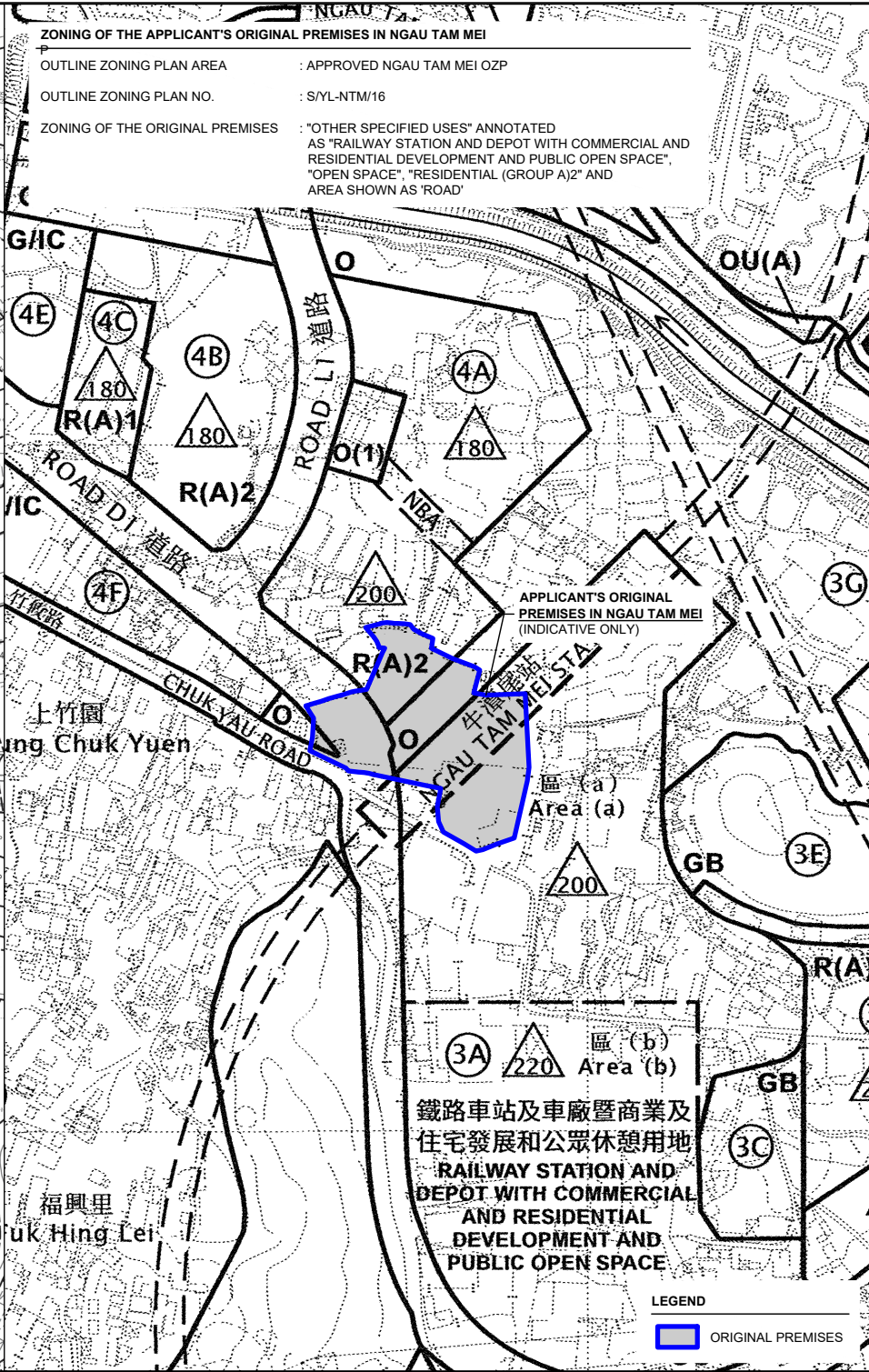
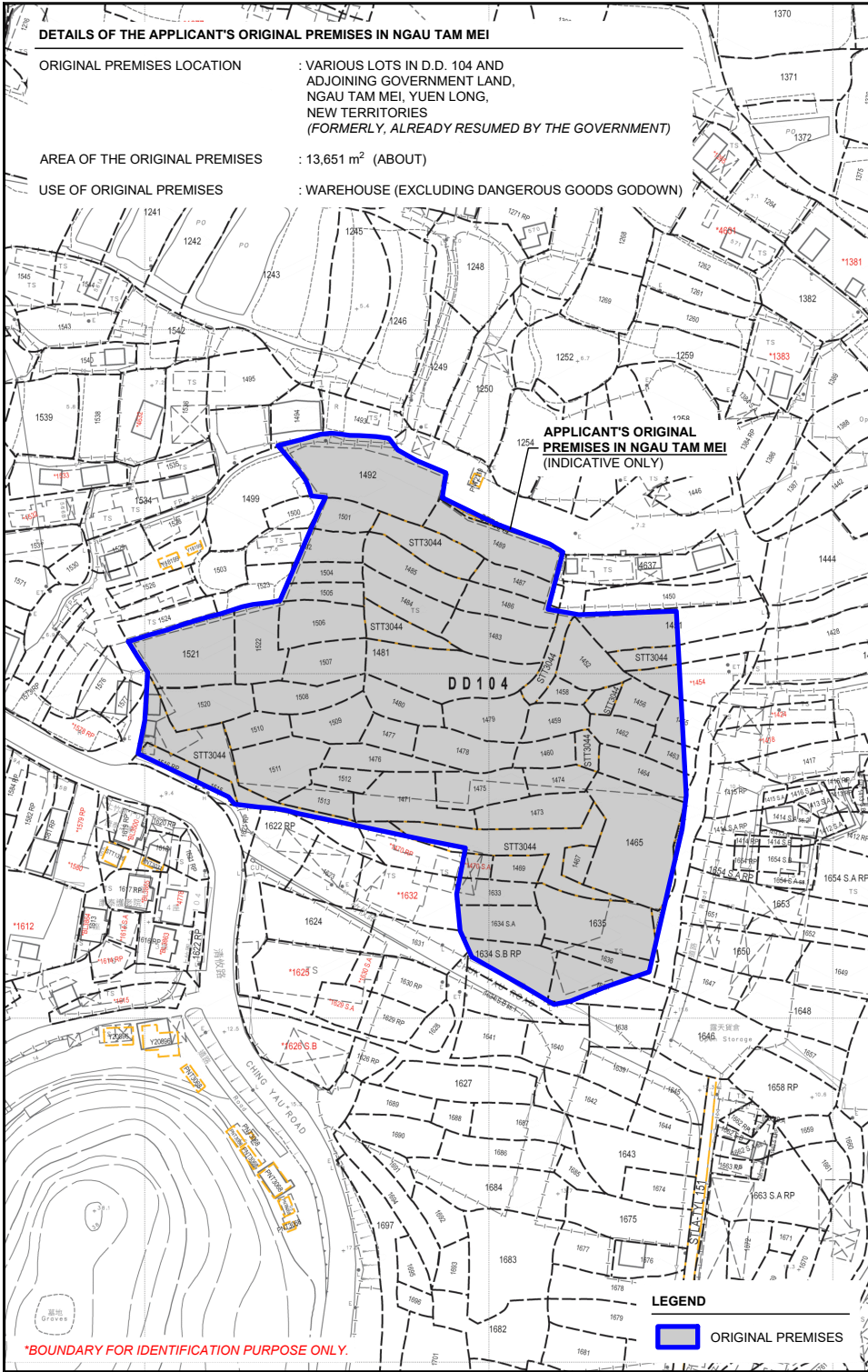
DWG. TITLE	
LAND STATUS OF THE SITE	

DWG NO.	VER
PLAN 3	00

LEGEND

 APPLICATION SITE

*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 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

VARIOUS LOTS IN D.D. 104, NAM SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 / 5000 @ A4

DRAWN BY

MN

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APPROVED BY

DATE

27.7.2026

DWG. TITLE

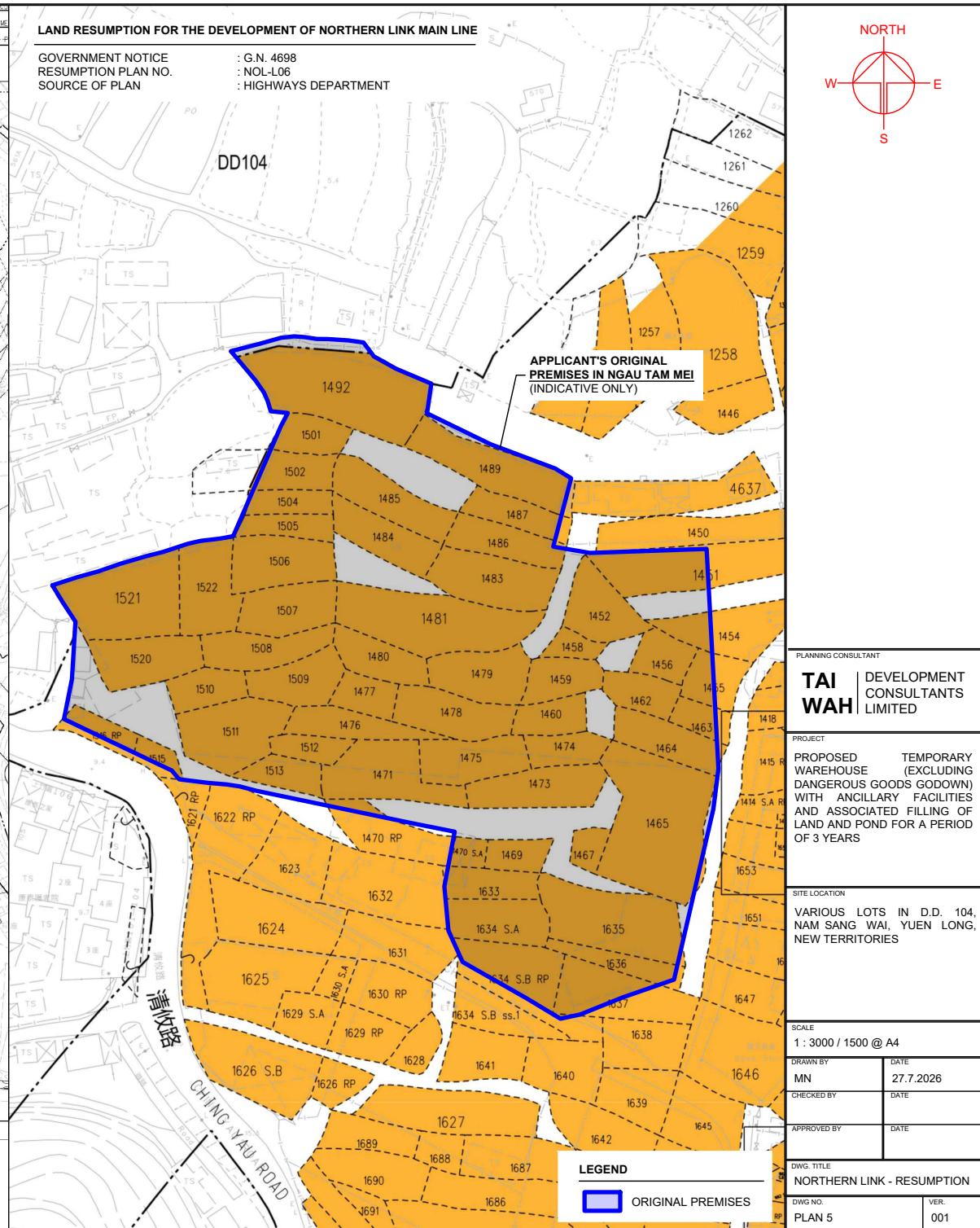
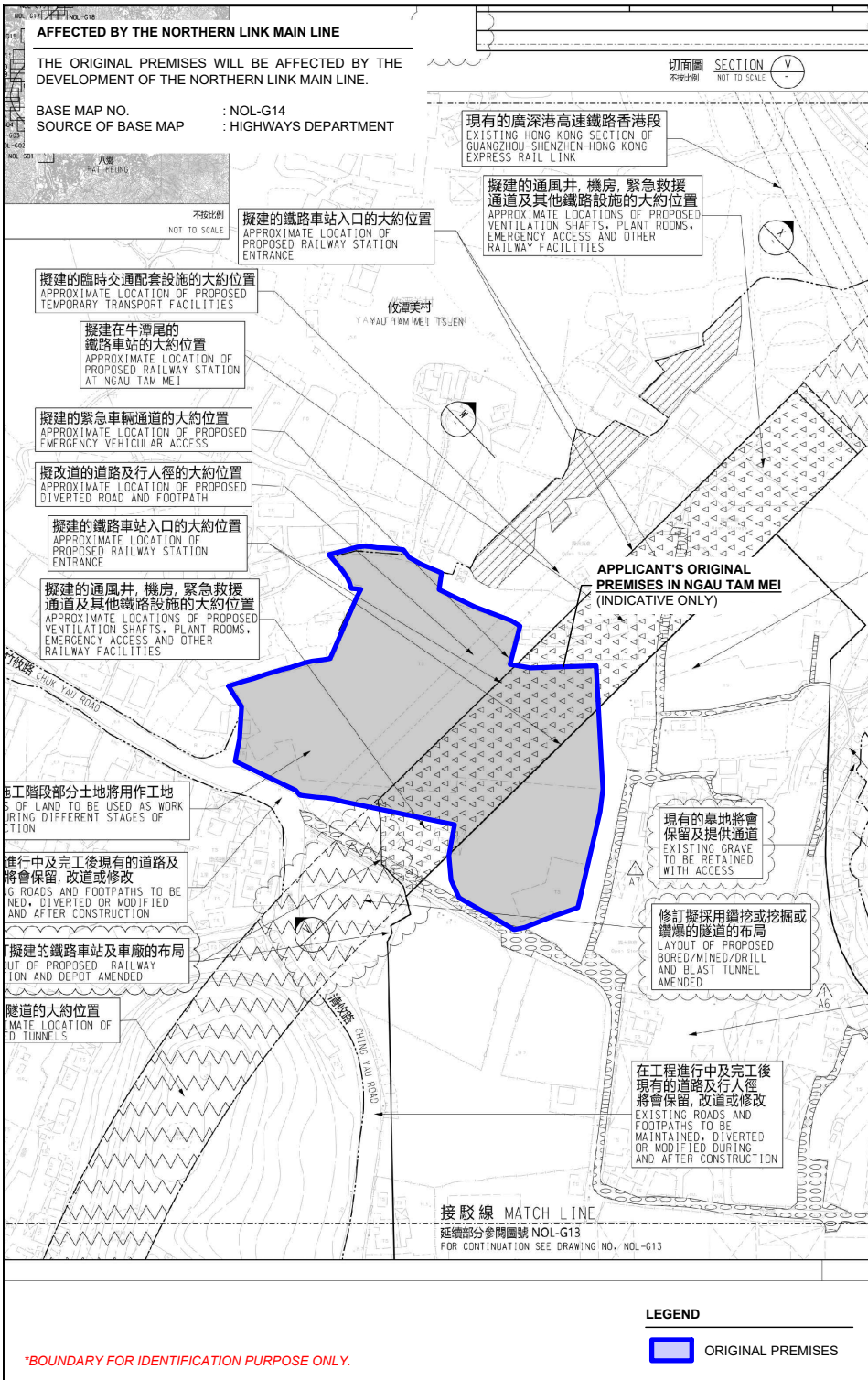
OP (LOCATION & ZONING)

DWG NO.

PLAN 4

VER.

001



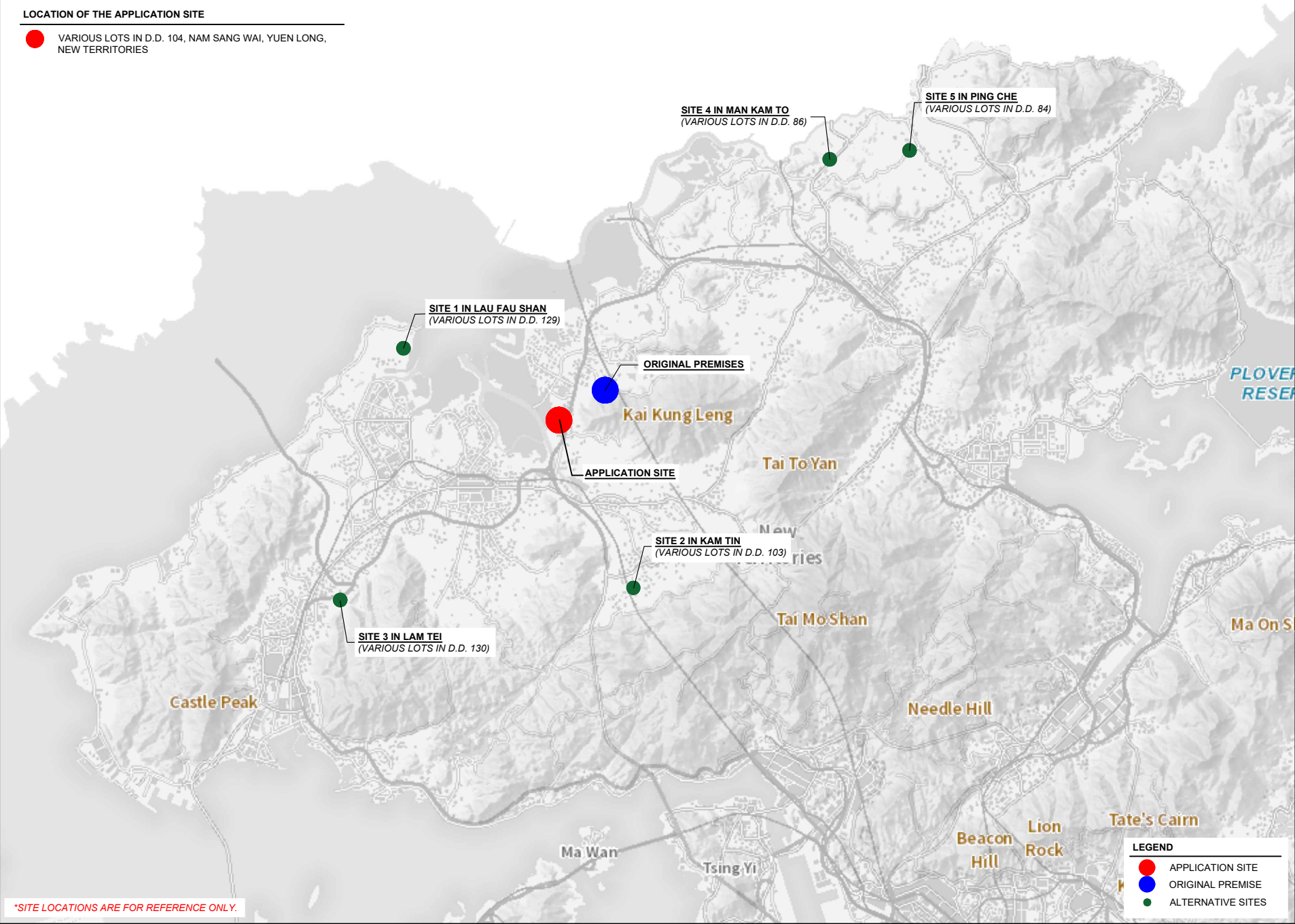
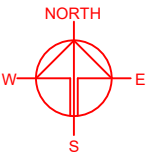
LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES (FORMERLY)

*THE SITE HAS ALREADY RESUMED BY THE GOVERNMENT

LOCATION OF THE APPLICATION SITE

VARIOUS LOTS IN D.D. 104, NAM SANG WAI, YUEN LONG, NEW TERRITORIES



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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

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

SITE LOCATION

VARIOUS LOTS IN D.D. 104, NAM SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

INDICATIVE ONLY @ A4

DRAWN BY	DATE
MN	28.7.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

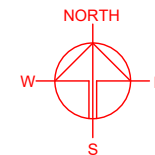
ALTERNATIVE SITES

DWG NO.	VER.
PLAN 6	001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 17,701 m² (ABOUT)

SOURCE OF AERIAL PHOTO : TOWN PLANNING BOARD
STATUTORY PLANNING PORTAL 3



Sime Darby Hong Kong
Multi-Franchise
Motor Group

The Hong Kong and China
Gas Company Limited
Yuen Long Open Yard

Merry Garden

Open Storage

Grenville
POK WAI

APPLICATION SITE

Elite Garden

Construction
Sector Imported
Labour Quarters

SHUM RESIDENCE

Open Storage

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LEGEND

APPLICATION SITE

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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

VARIOUS LOTS IN D.D. 104,
NAM SANG WAI, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 8000 @ A4

DRAWN BY

MN

CHECKED BY

APPROVED BY

DATE

27.7.2026

DATE

DATE

DWG. TITLE

AERIAL PHOTO OF THE SITE

DWG NO.

PLAN 7

VER.

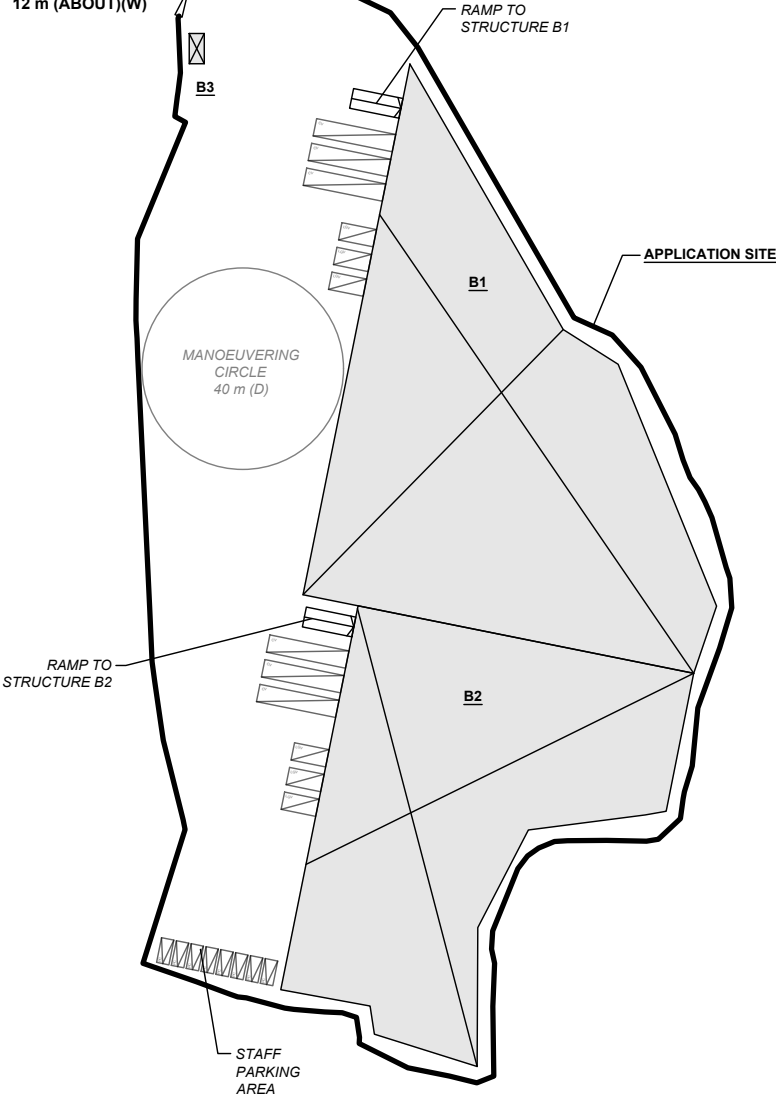
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 17,701 m ²	(ABOUT)
COVERED AREA	: 9,225 m ²	(ABOUT)
UNCOVERED AREA	: 8,476 m ²	(ABOUT)
PLOT RATIO	: 1.04	(ABOUT)
SITE COVERAGE	: 52 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 18,432 m ²	(ABOUT)
TOTAL GFA	: 18,432 m ²	(ABOUT)
BUILDING HEIGHT	: 3.5 m - 15 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL D. G. G.) SITE OFFICE, WASHROOM	5,122 m ² (ABOUT)	10,244 m ² (ABOUT)	15 m (ABOUT)(2-STOREY)
B2	WAREHOUSE (EXCL D. G. G.) SITE OFFICE, WASHROOM	4,085 m ² (ABOUT)	8,170 m ² (ABOUT)	15 m (ABOUT)(2-STOREY)
B3	METER ROOM AND GUARD ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		9,225 m ² (ABOUT)	18,432 m ² (ABOUT)	

INGRESS / EGRESS
12 m (ABOUT)(W)



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

LOADING / UNLOADING PROVISIONS

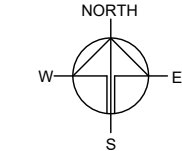
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 6
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 6
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

*D.G.G. - DANGEROUS GOODS GODOWN

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	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 AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104, NAM SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY MN	DATE 27.7.2026
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APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 8	VER. 001
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THE APPLICATION SITE IN THE EARLY 1990s

APPLICATION SITE AREA : 17,701 m² (ABOUT)

AREA OF POND : 8,238 m² (ABOUT)

DEPTH OF POND : 0.5 m (ABOUT)

DATE OF AERIAL PHOTO : 14/9/1990

AERIAL PHOTO NO. : A21966

POND IN EARLY 1990s
(NO LONGER EXIST)

APPLICATION SITE

LEGEND

 APPLICATION SITE

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

THE APPLIED FILLING OF LAND AND POND AREA

APPLICATION SITE AREA : 17,701 m² (ABOUT)

APPLIED FILLING OF POND AREA : 8,238 m² (ABOUT)

APPLIED DEPTH OF FILLING : 0.5 m (ABOUT)

THE POND WITHIN THE APPLICATION WAS FILLED WITH CONCRETE IN THE 1990s.

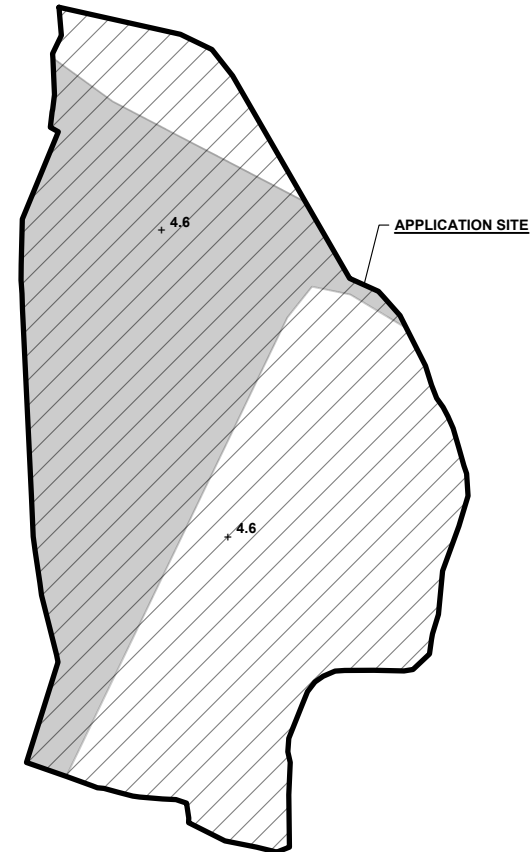
APPLIED FILLING OF LAND AREA : 17,701 m² (ABOUT)

DEPTH OF LAND FILLING : NOT MORE THAN 0.5 m

PROPOSED SITE LEVELS : +4.6 mPD (ABOUT)

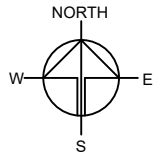
MATERIAL OF LAND FILLING : CONCRETE

USE : PARKING AND LOADING / UNLOADING SPACE,
SITE FORMATION OF STRUCTURE
AND CIRCULATION AREA



LEGEND

 APPLICATION SITE
 FILLING OF LAND AREA
 FILLING OF POND AREA
+ 4.6 PROPOSED SITE LEVEL



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SITE LOCATION

VARIOUS LOTS IN D.D. 104,
NAM SANG WAI, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 2000 @ A4

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DWG. TITLE

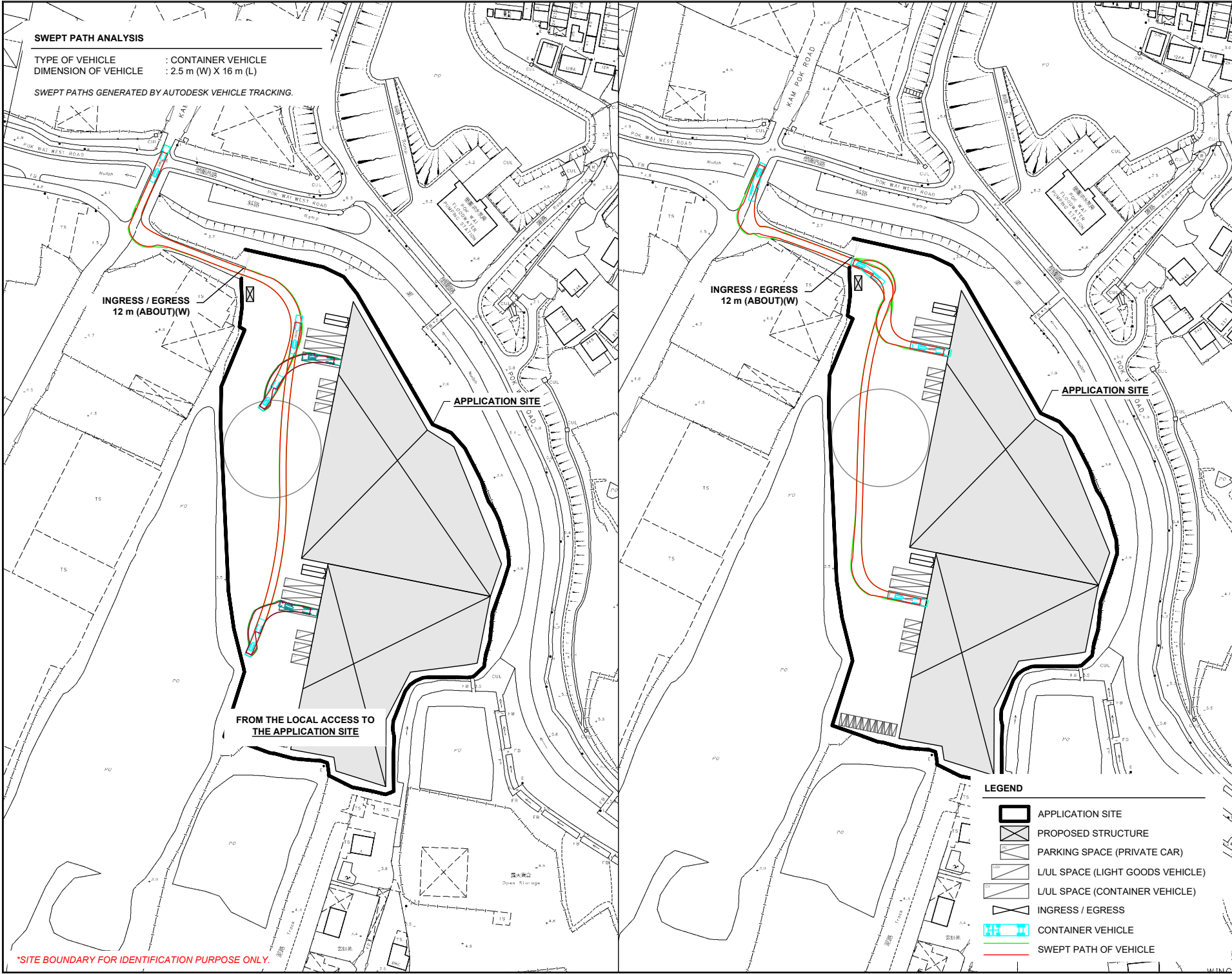
FILLING OF LAND AND POND

DWG NO.

PLAN 9

VER.

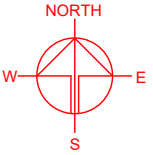
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SWEPT PATH ANALYSIS

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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SWEPT PATH ANALYSIS

DWG NO.

PLAN 10

VER.

001

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