

LOCATION OF THE APPLICATION SITE

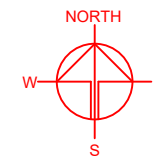
APPLICATION SITE AREA : 11,675 m² (ABOUT)

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 AND A LOCAL ACCESS

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, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

9.9.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

LEGEND

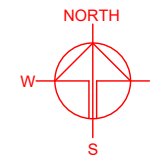


APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,675 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

54

OU

OU

榮基村
Wing Kei
Tsuen

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

115

區 (a)
Area (a)

綜合發展包括濕地修復區2

LEGEND

 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, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

9.9.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING PLAN

DWG NO.

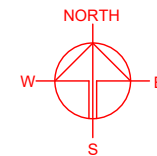
PLAN 2

VER.

001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

APPLICATION SITE AREA	: 11,675 m ² (ABOUT)
AREA OF PRIVATE LAND	: 11,675 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE



APPLICATION SITE

DD 104

PLANNING CONSULTANT

TAI
WAH

DEVELOPMENT
CONSULTANTS
LIMITED

PROJECT

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, TAI
SANG WAI, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY

DATE _____

9.9.2026

REVISÉ BY

DATE _____

APPROVED BY _____

APPROVED BY	DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

VER.

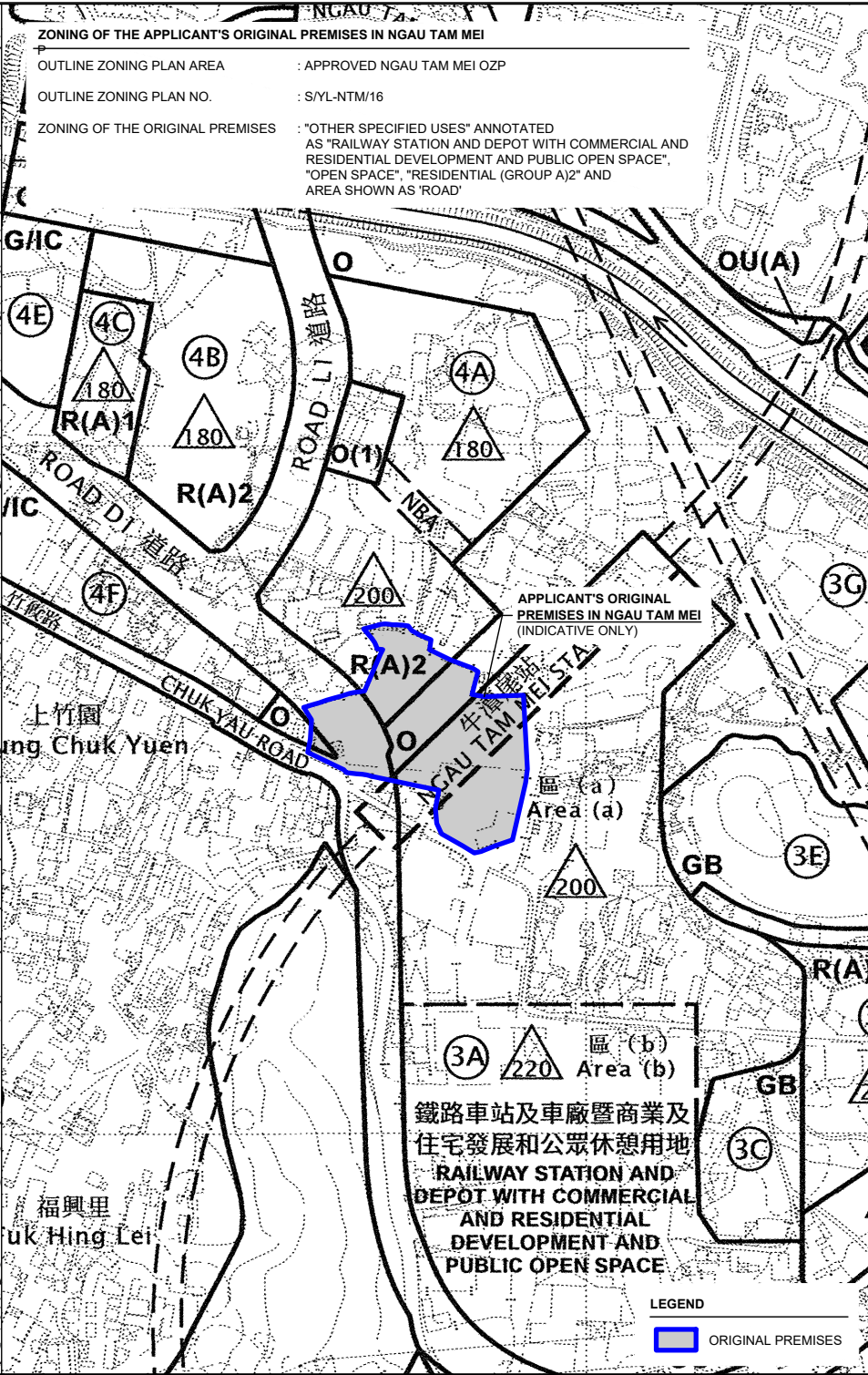
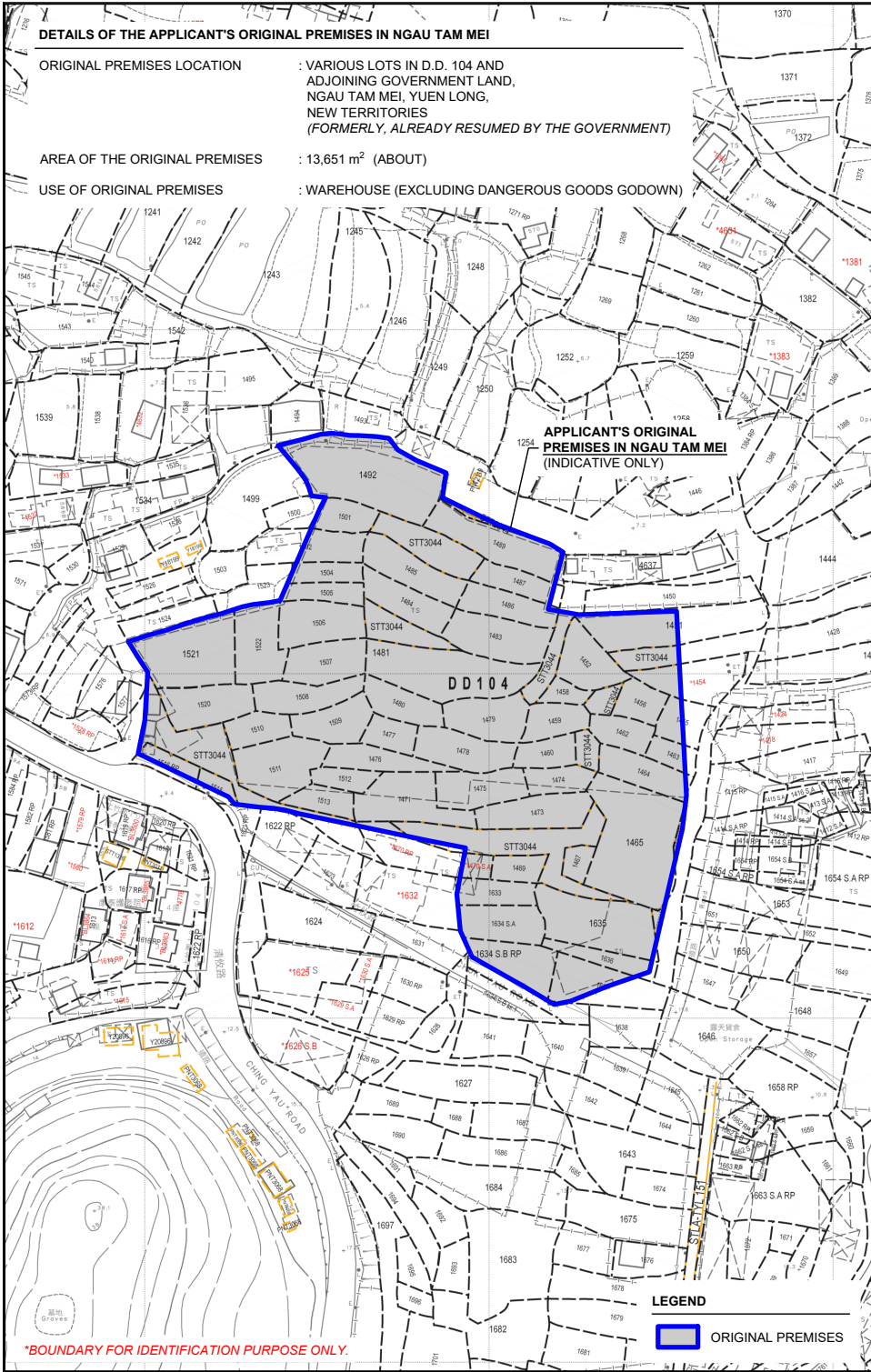
PLAN 3

00'

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

 APPLICATION SITE



NORTH

W E

S

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

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, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 / 5000 @ A4

DRAWN BY

MN

DATE

27.7.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

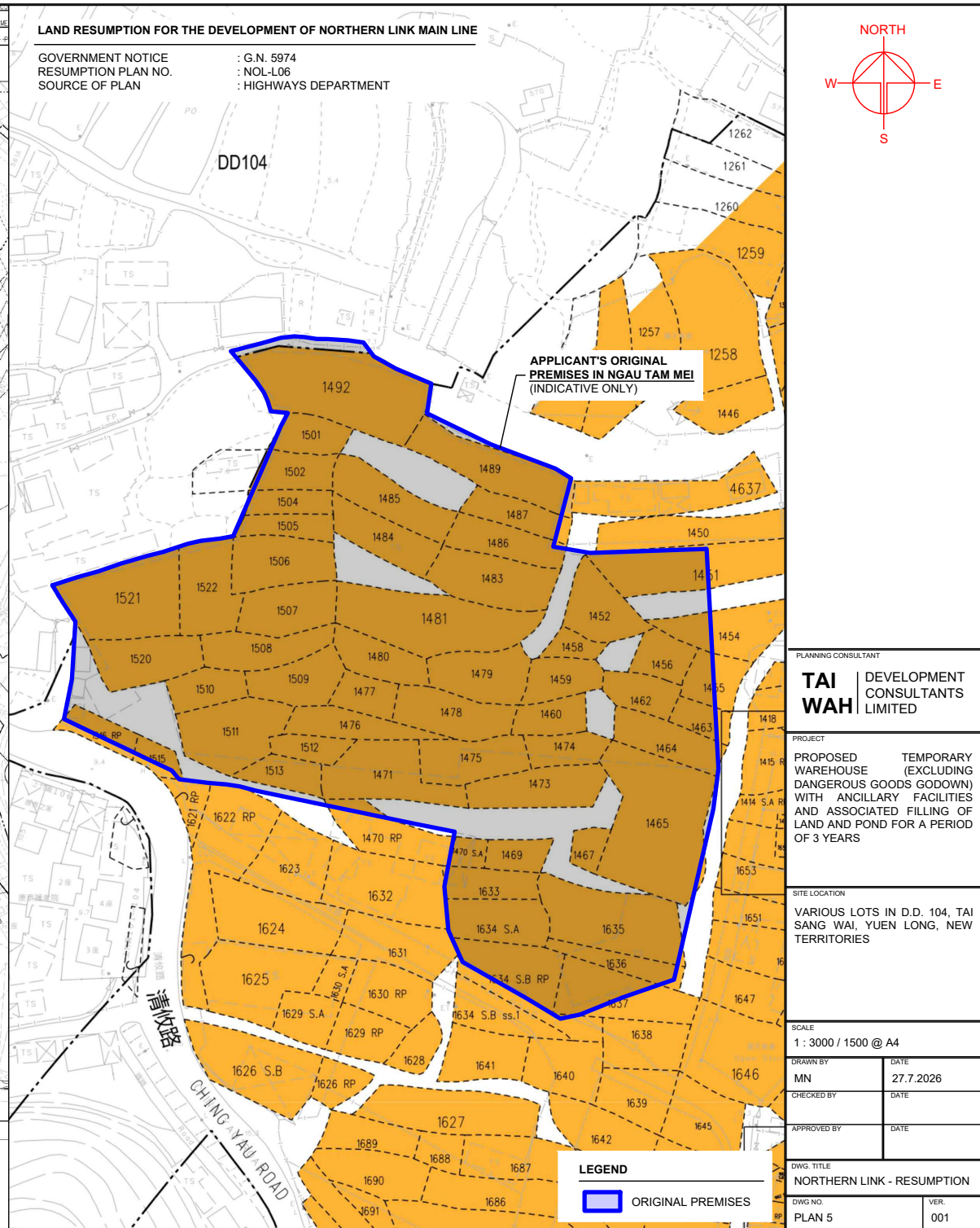
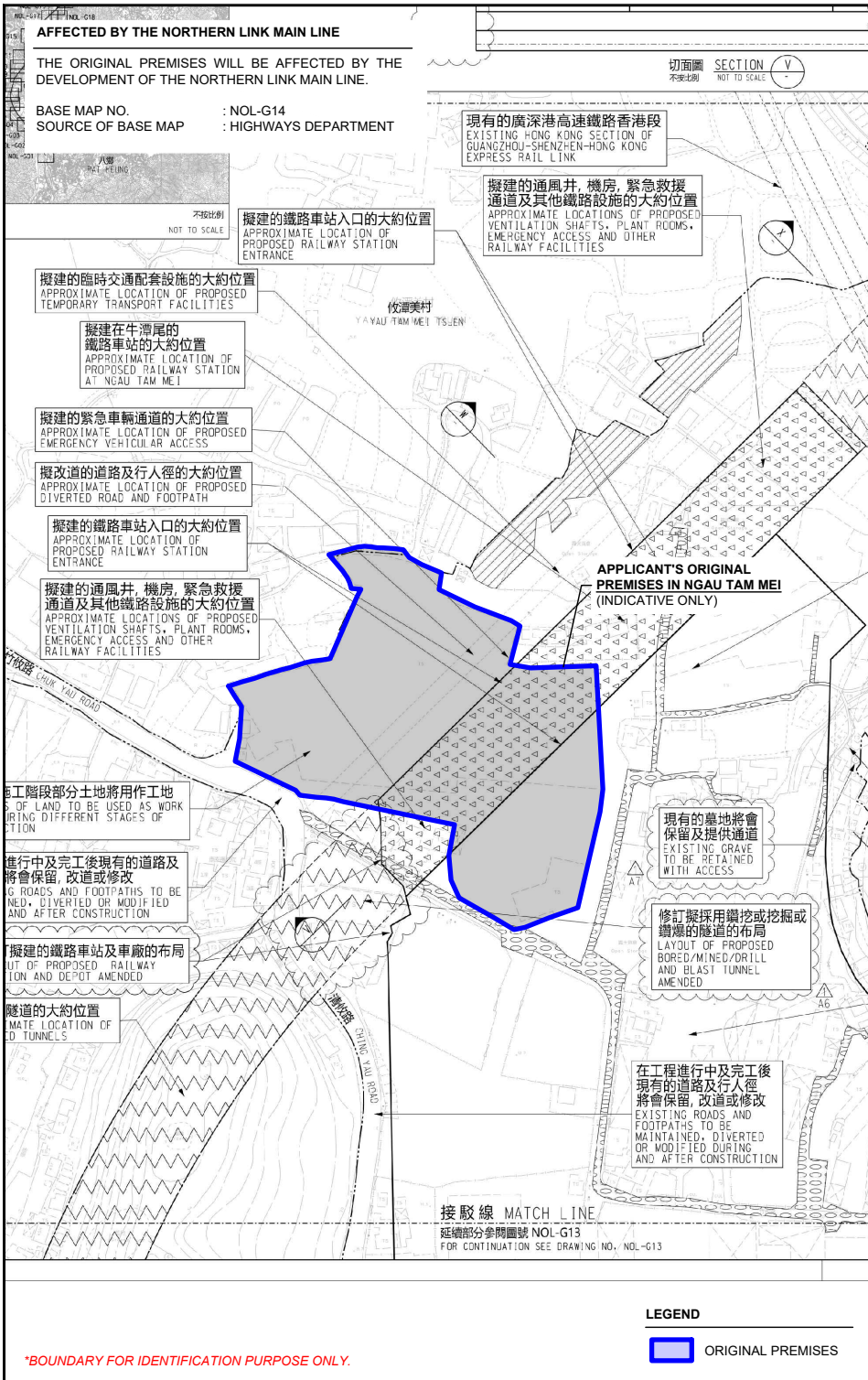
OP (LOCATION & ZONING)

DWG NO.

PLAN 4

VER.

001



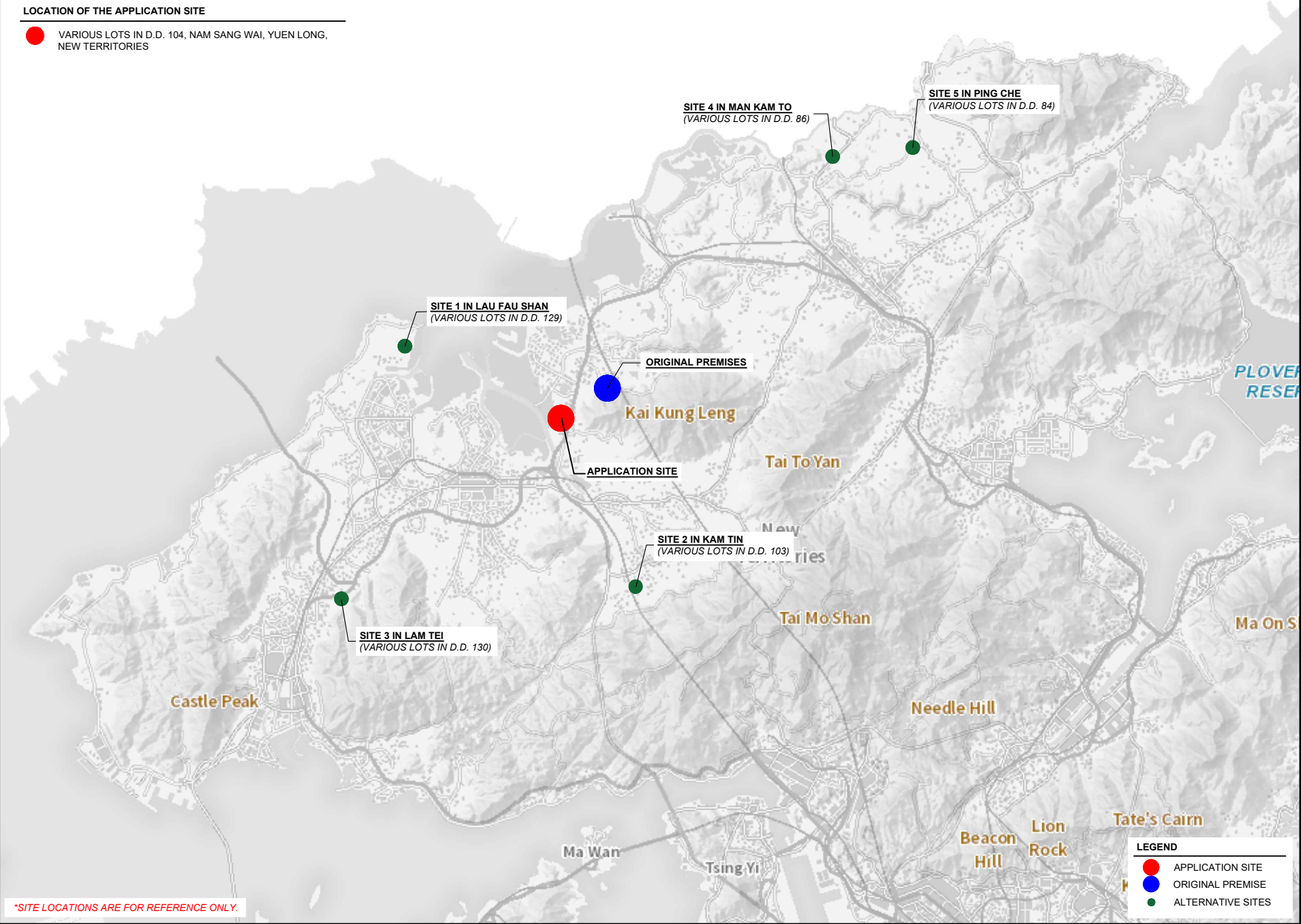
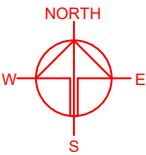
LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

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



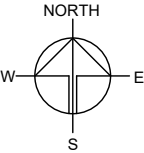
*SITE LOCATIONS ARE FOR REFERENCE ONLY.

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	
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, TAI 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

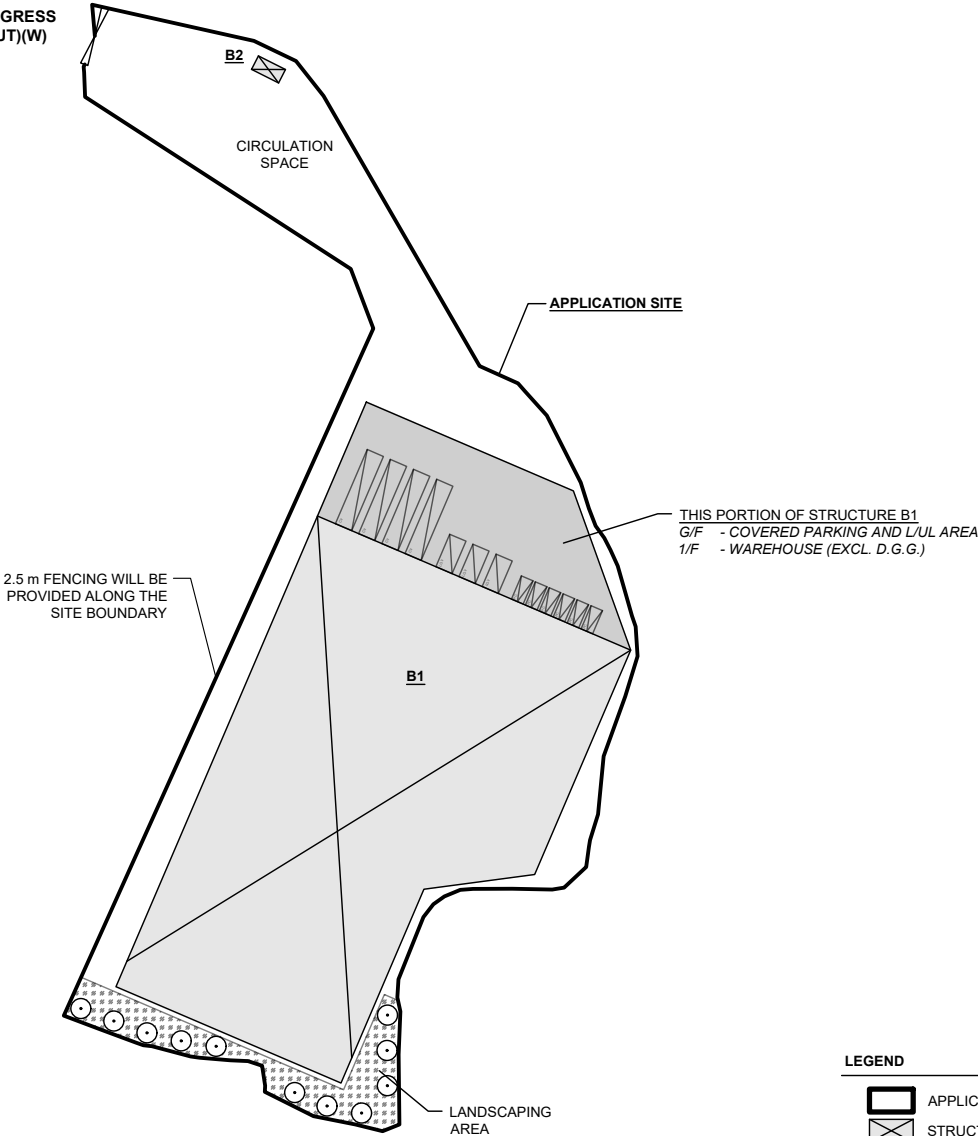
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 11,675 m ²	(ABOUT)
COVERED AREA	: 7,360 m ²	(ABOUT)
UNCOVERED AREA	: 4,315 m ²	(ABOUT)
PLOT RATIO	: 1.3	(ABOUT)
SITE COVERAGE	: 63 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 14,702 m ²	(ABOUT)
TOTAL GFA	: 14,702 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	7,342 m ² (ABOUT)	14,684 m ² (ABOUT)	15 m (ABOUT)(2-STOREY)
B2	METER ROOM AND GUARD ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		7,360 m ² (ABOUT)	14,702 m ² (ABOUT)	



INGRESS / EGRESS
11 m (ABOUT)(W)



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 6
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	: 3
DIMENSION OF L/UL SPACE	: 7 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
	STRUCTURE
	PARKING SPACE (PRIVATE CAR)
	L/UL SPACE (LIGHT GOODS VEHICLE)
	L/UL SPACE (CONTAINER VEHICLE)
	INGRESS / EGRESS

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, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

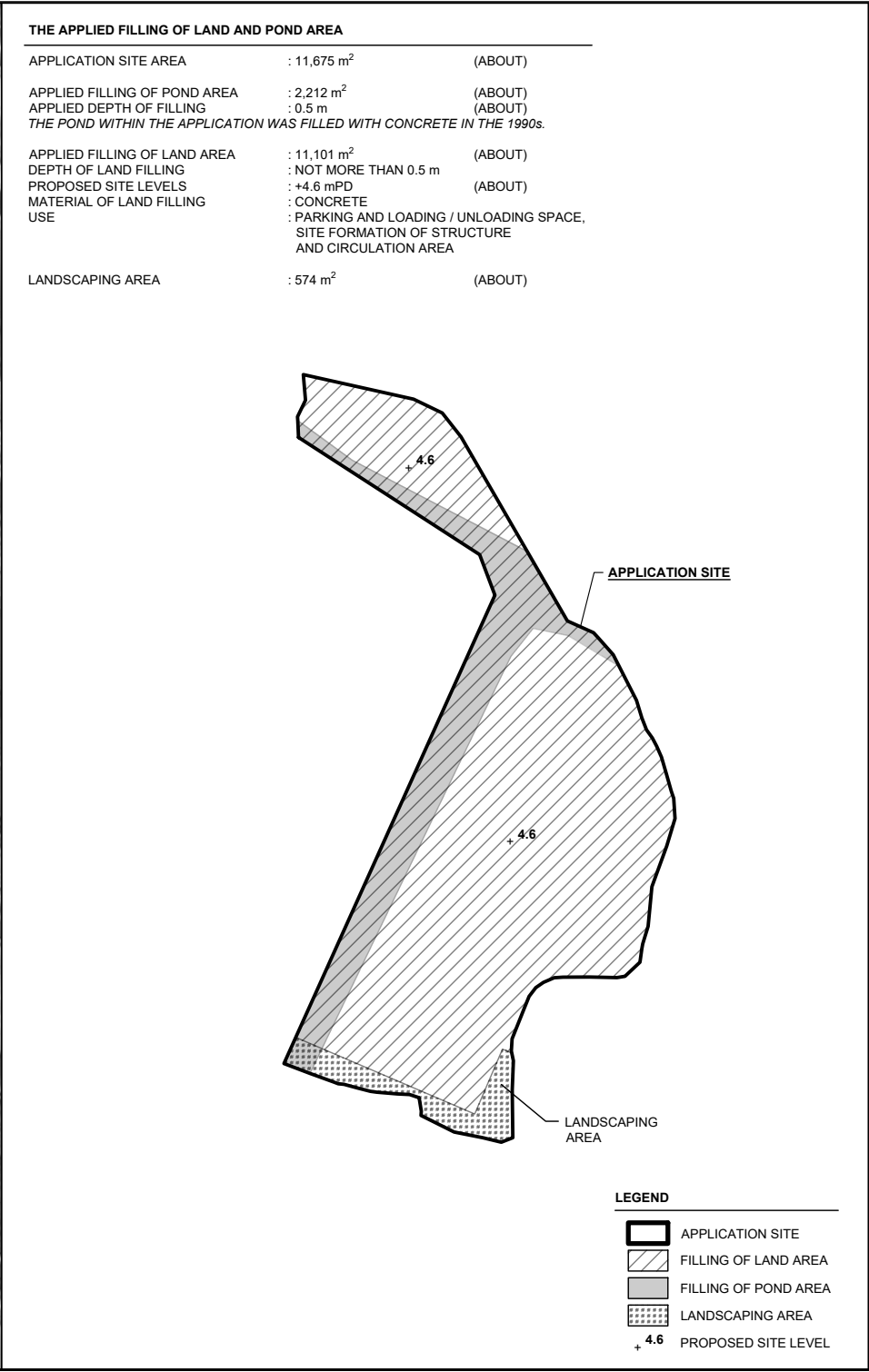
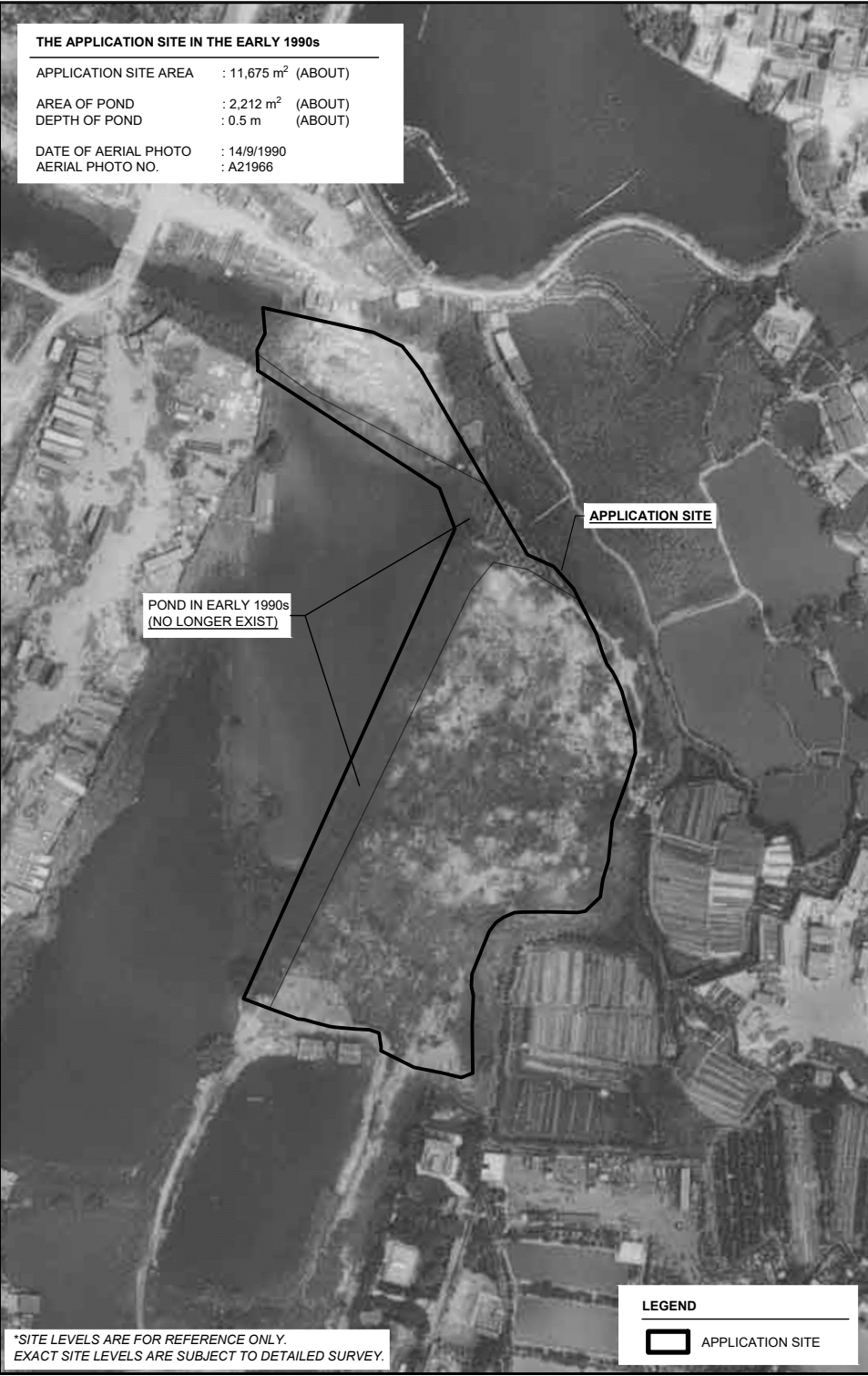
SCALE

1 : 1500 @ A4

DRAWN BY MN	DATE 9.9.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 7	VER. 001
-------------------	-------------



NORTH

W

E

S

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, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

9.9.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

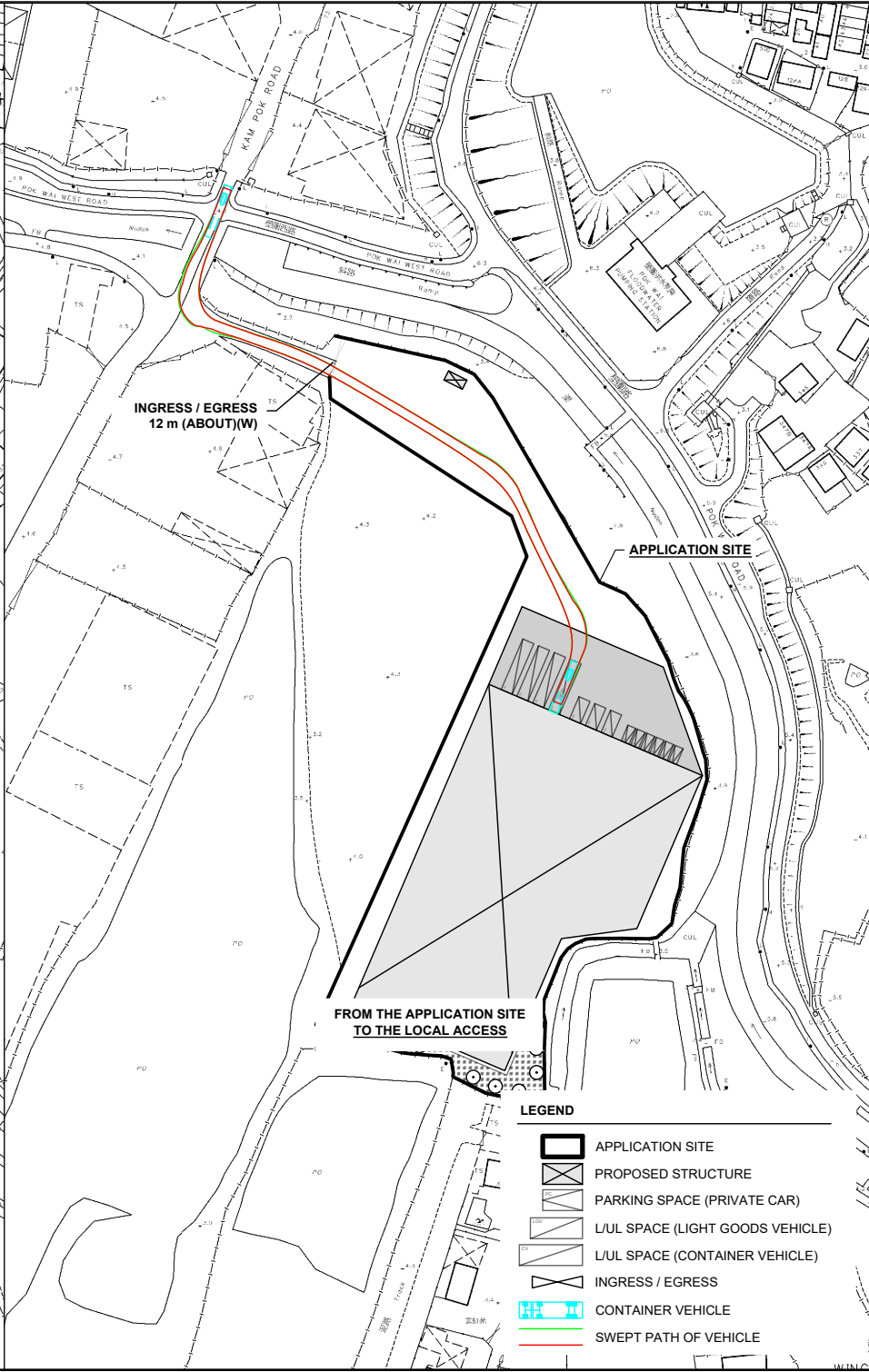
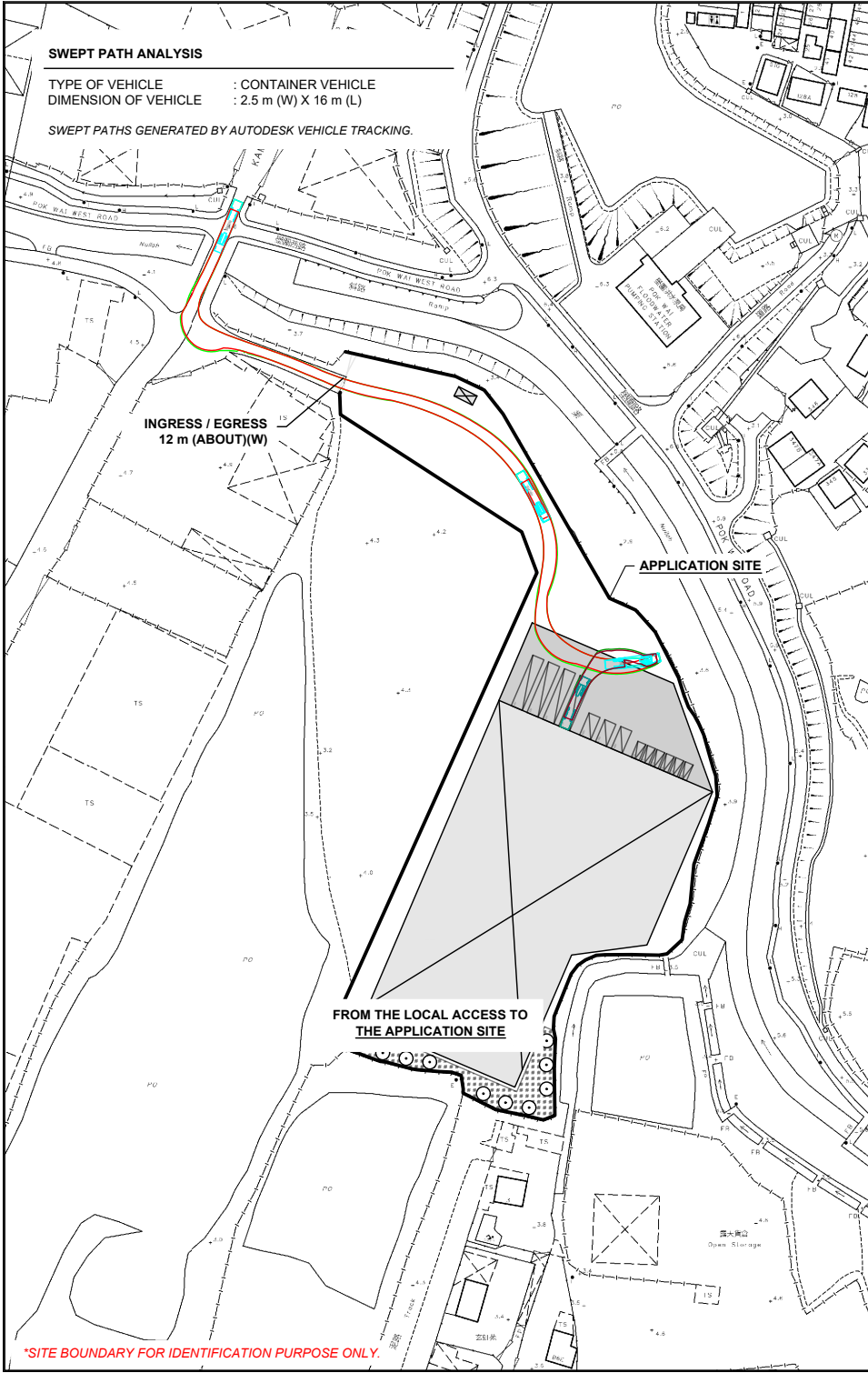
FILLING OF LAND AND POND

DWG NO.

PLAN 8

VER.

001



NORTH

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, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY	DATE
MN	9.9.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.	VER.
PLAN 9	001