

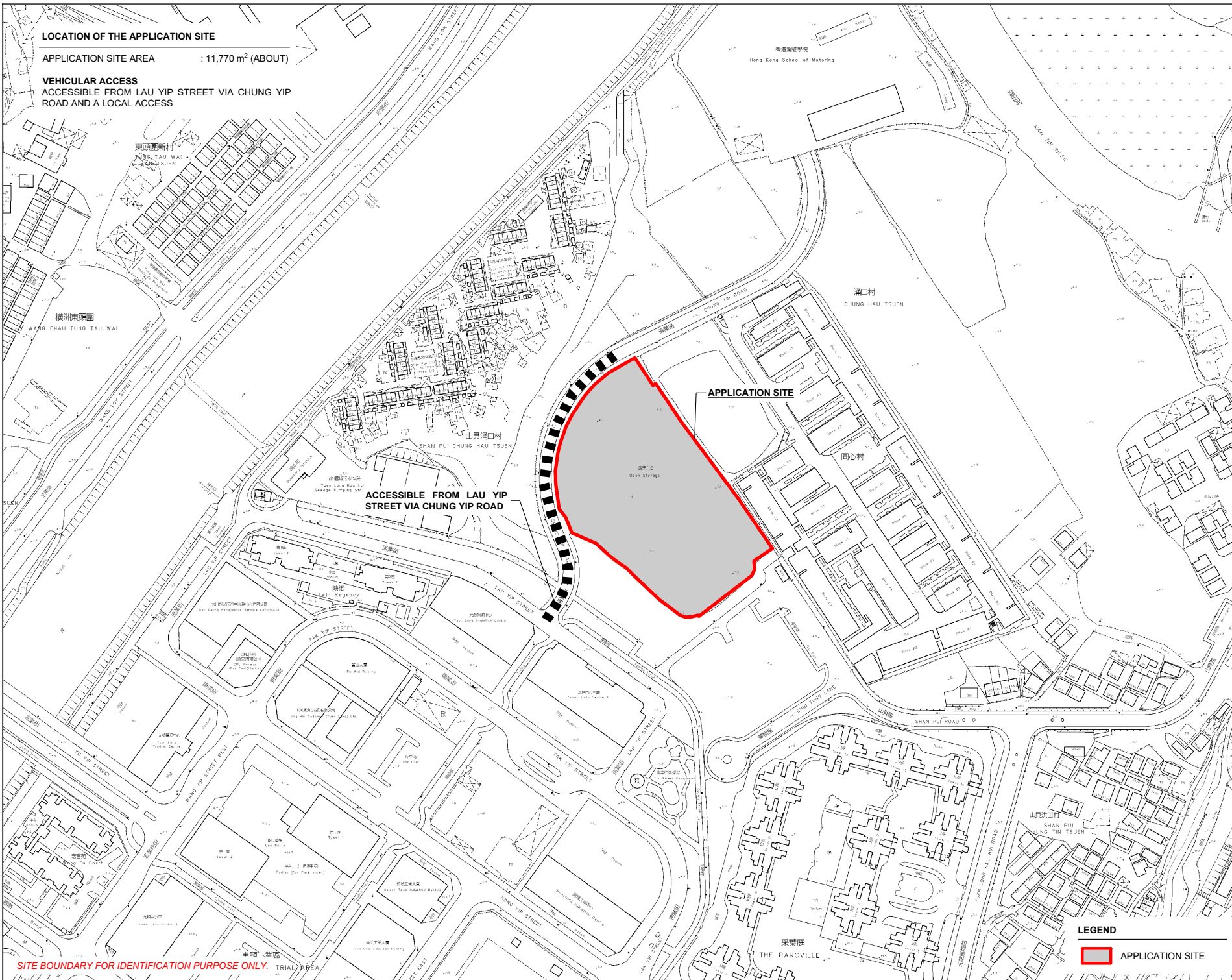
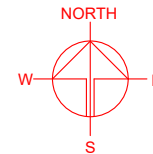
LIST OF PLANS

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	Original Premises – Location
Plan 5	Original Premises – Zoning
Plan 6	Plan showing Alternative Sites for Relocation
Plan 7	Aerial Photo of the Site
Plan 8	Layout Plan
Plan 9	Plan showing Area of Filling of Land
Plan 10	Swept Path Analysis


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,770 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM LAU YIP STREET VIA CHUNG YIP ROAD AND A LOCAL ACCESS



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY. TRIAL AREA

LEGEND
 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY MN	DATE 28.12.2023
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CHECKED BY	DATE
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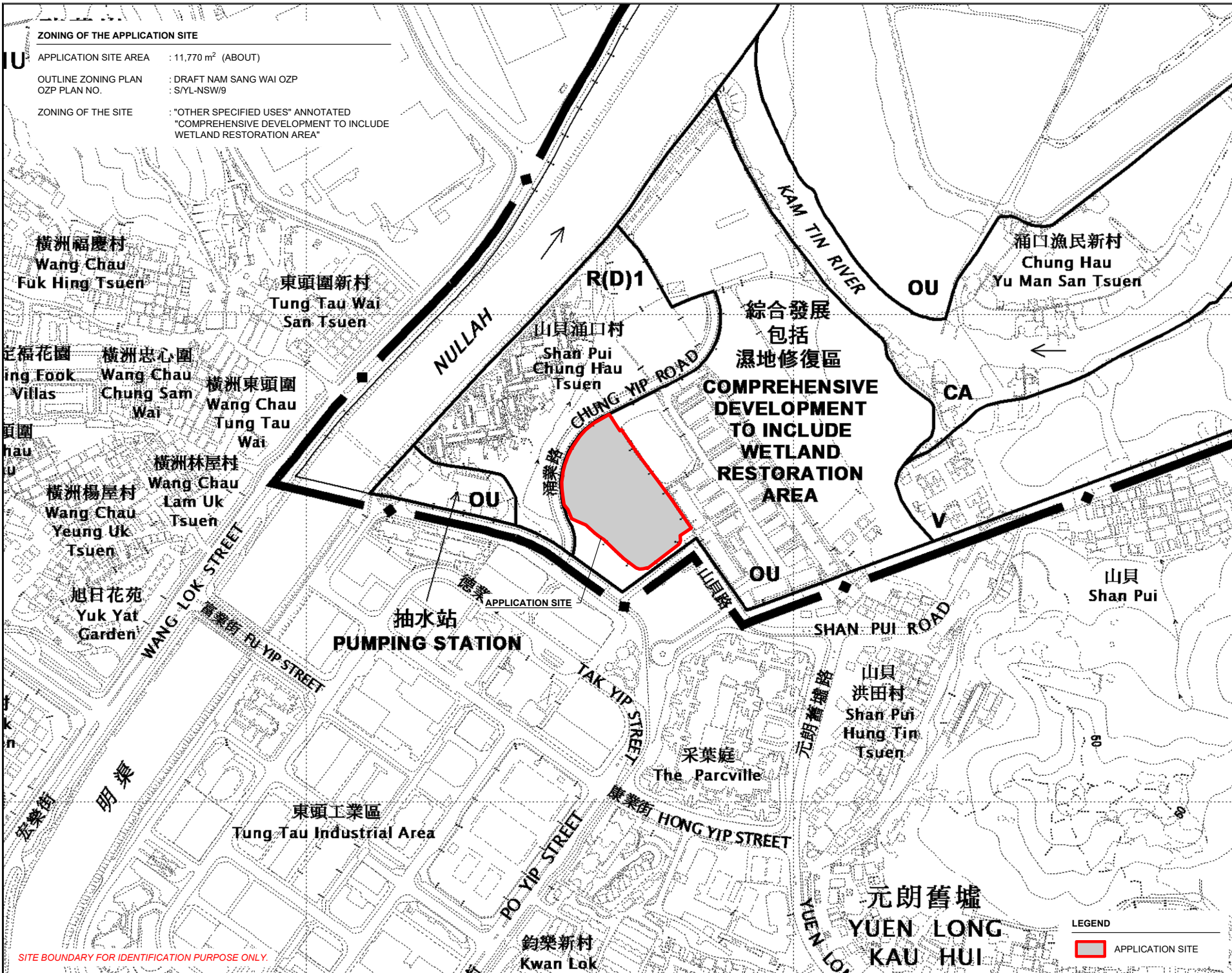
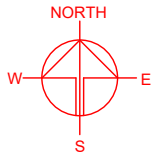
APPROVED BY	DATE
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DWG. TITLE
LOCATION PLAN

DWG NO. PLAN 1	VER. 001
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ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,770 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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PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY: MN DATE: 19.8.2024

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE

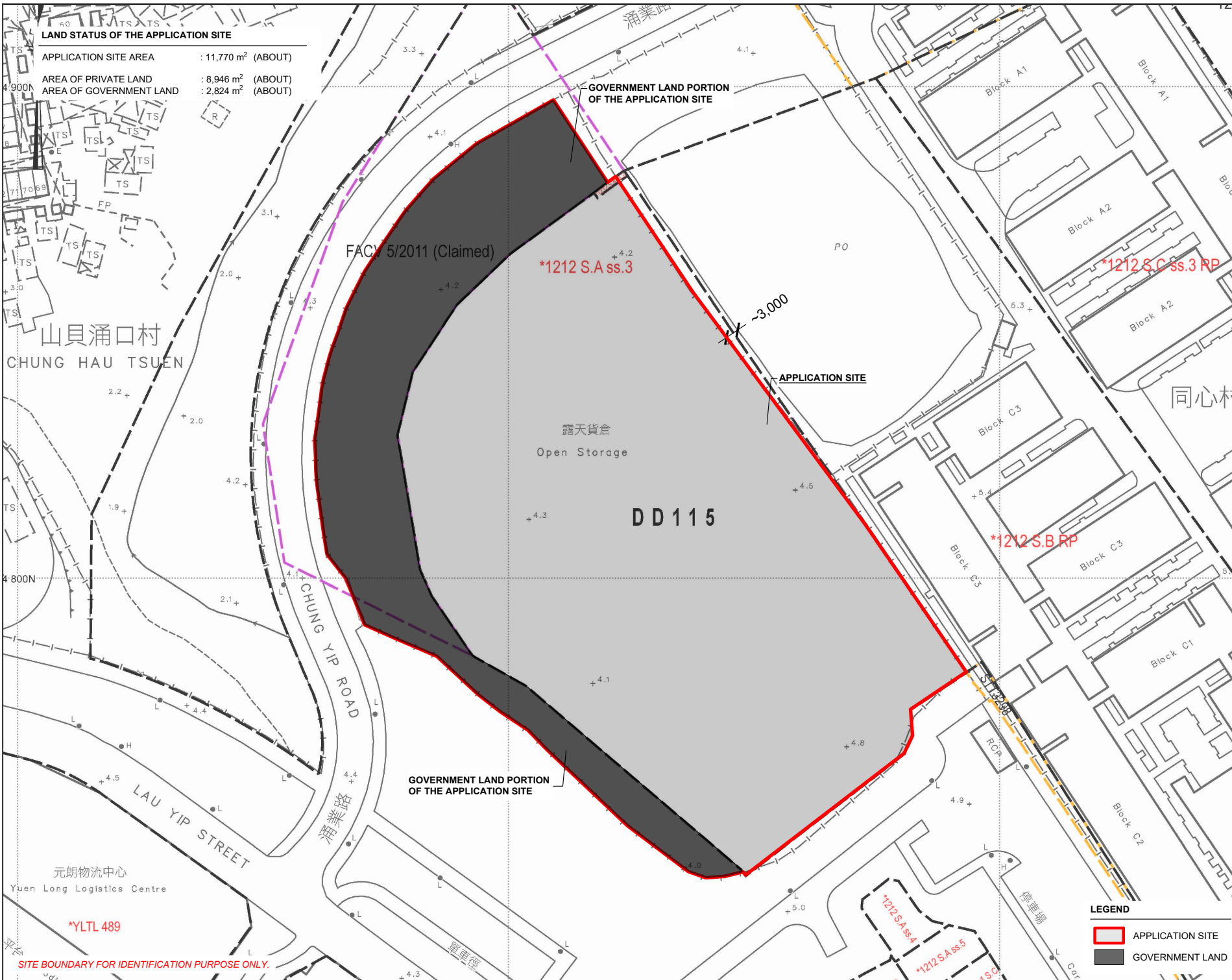
ZONING PLAN

DWG. NO. PLAN 2

VER. 001

LEGEND

APPLICATION SITE



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,770 m² (ABOUT)
 AREA OF PRIVATE LAND : 8,946 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 2,824 m² (ABOUT)

GOVERNMENT LAND PORTION OF THE APPLICATION SITE

FAC 5/2011 (Claimed)

*1212 S.A ss.3

*1212 S.C ss.3 RP

APPLICATION SITE

*1212 S.B RP

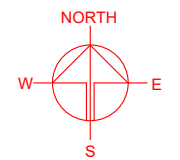
DD115

露天貨倉
Open Storage

GOVERNMENT LAND PORTION OF THE APPLICATION SITE

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1000 @ A4

DRAWN BY MN	DATE 27.12.2023
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAND STATUS OF THE SITE

DWG NO. PLAN 3	VER. 001
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SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

元朗物流中心
Yuen Long Logistics Centre

*YLTL 489

山貝涌口村
CHUNG HAU TSUEN

同心村

CHUNG YIP ROAD

LAU YIP STREET

*1212 S.A ss.4

*1212 S.A ss.5

停車場

Block A1

Block A2

Block A2

Block C3

Block C3

Block C1

Block C2

Block C3

Block C3

Block C3

Block C3

Block C3

Block C3

Block C3

Block C3

Block C3

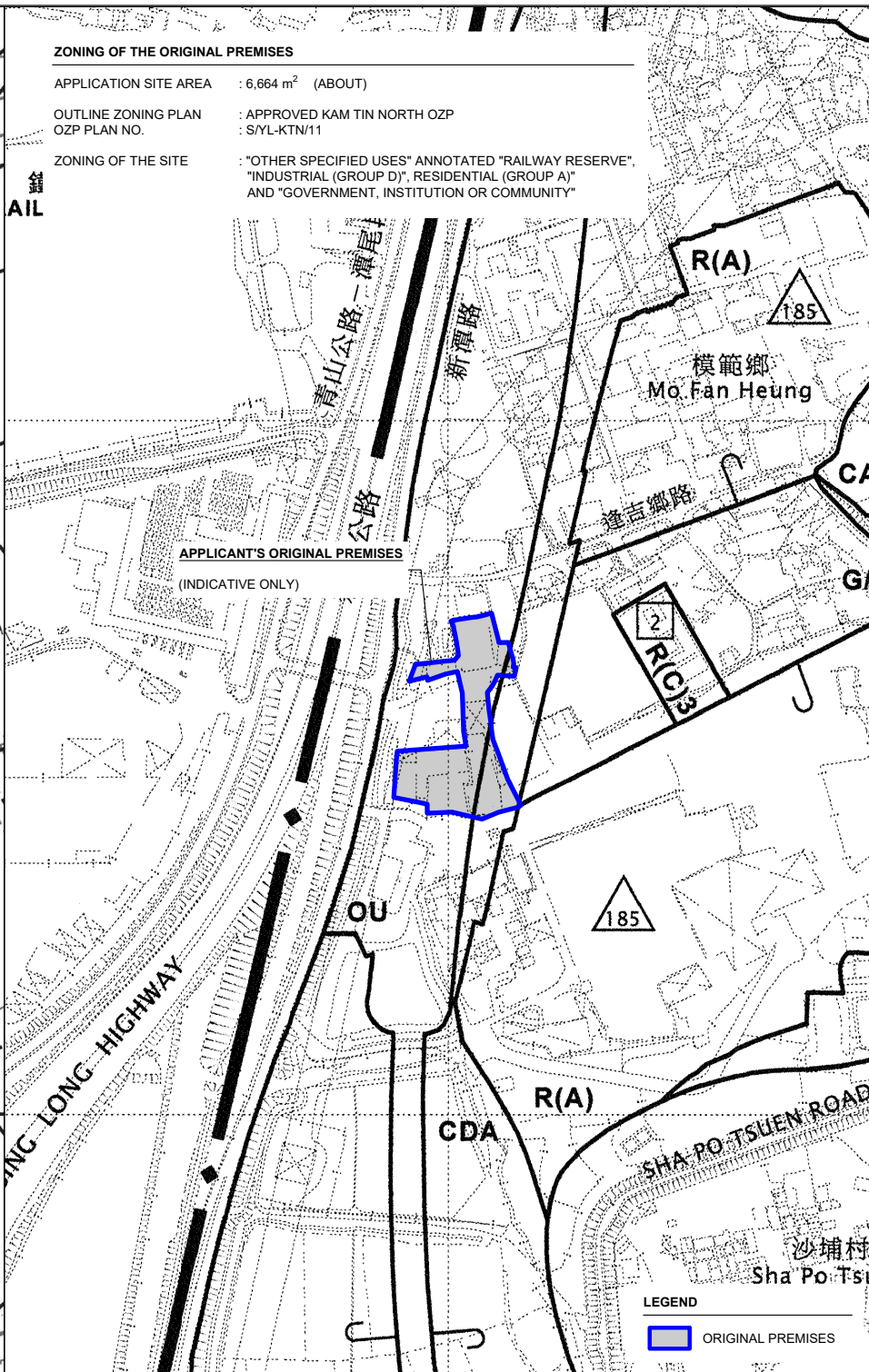
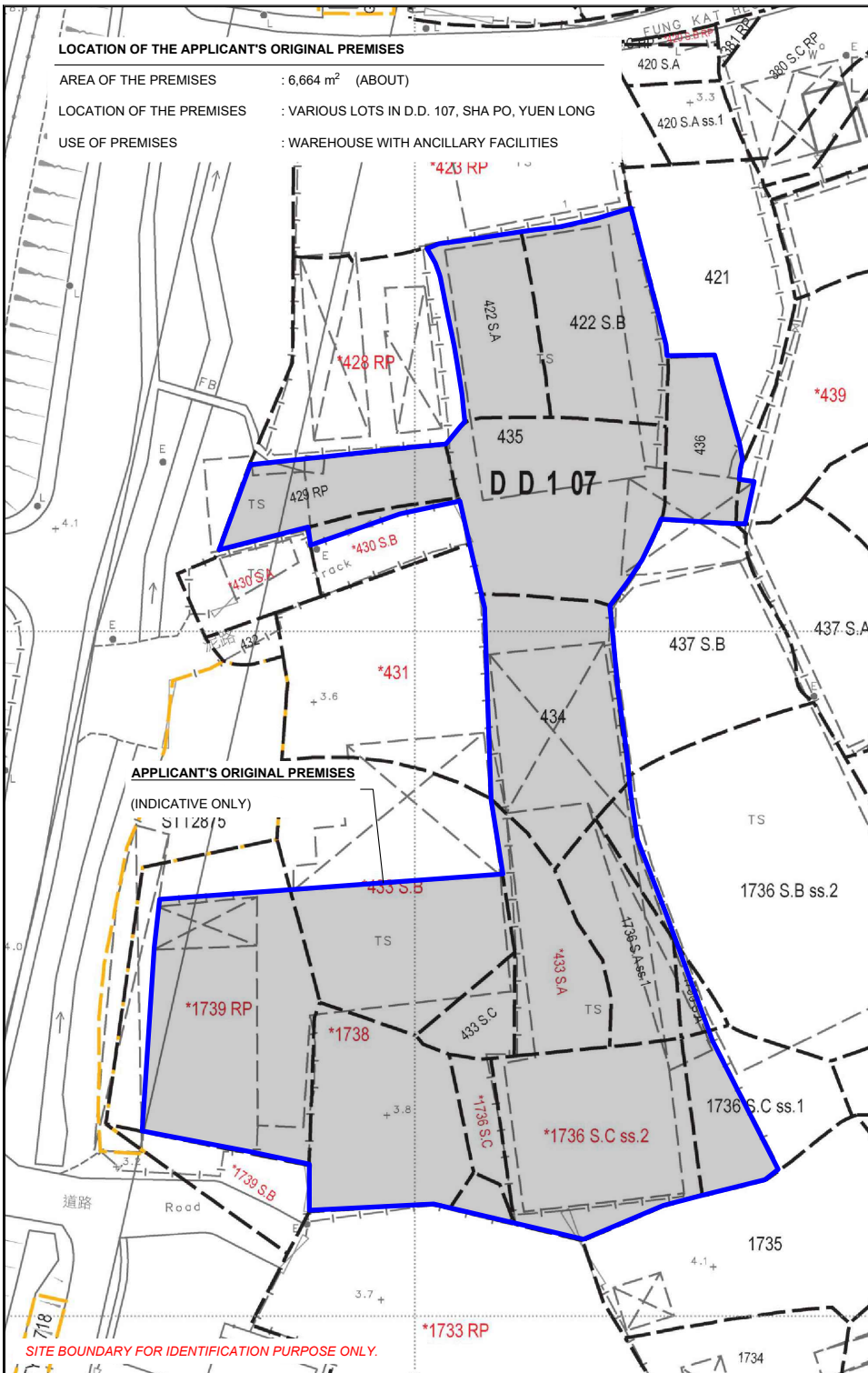
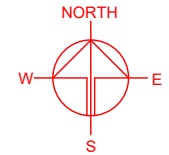
Block C3

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

AREA OF THE PREMISES : 6,664 m² (ABOUT)
 LOCATION OF THE PREMISES : VARIOUS LOTS IN D.D. 107, SHA PO, YUEN LONG
 USE OF PREMISES : WAREHOUSE WITH ANCILLARY FACILITIES

ZONING OF THE ORIGINAL PREMISES

APPLICATION SITE AREA : 6,664 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
 OZP PLAN NO. : SYL-KTN/11
 ZONING OF THE SITE : "OTHER SPECIFIED USES" ANNOTATED "RAILWAY RESERVE",
 "INDUSTRIAL (GROUP D)", RESIDENTIAL (GROUP A)
 AND "GOVERNMENT, INSTITUTION OR COMMUNITY"



PLANNING CONSULTANT
 R-Riches
 Property Consultants Ltd.

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

SITE LOCATION
 LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE
 1: 1000 / 5000 @ A4

DRAWN BY: MN DATE: 15.8.2024

CHECKED BY: DATE:

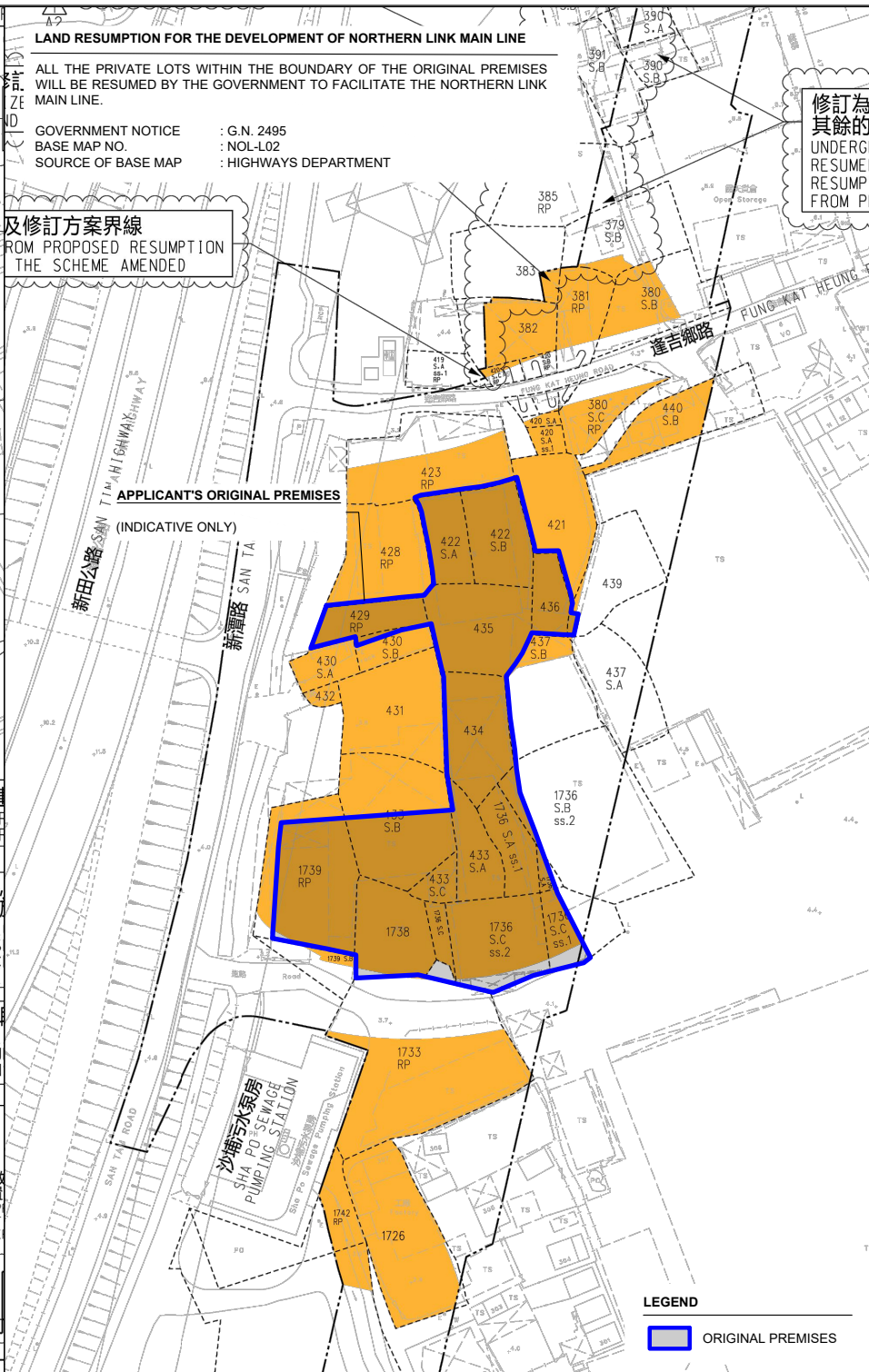
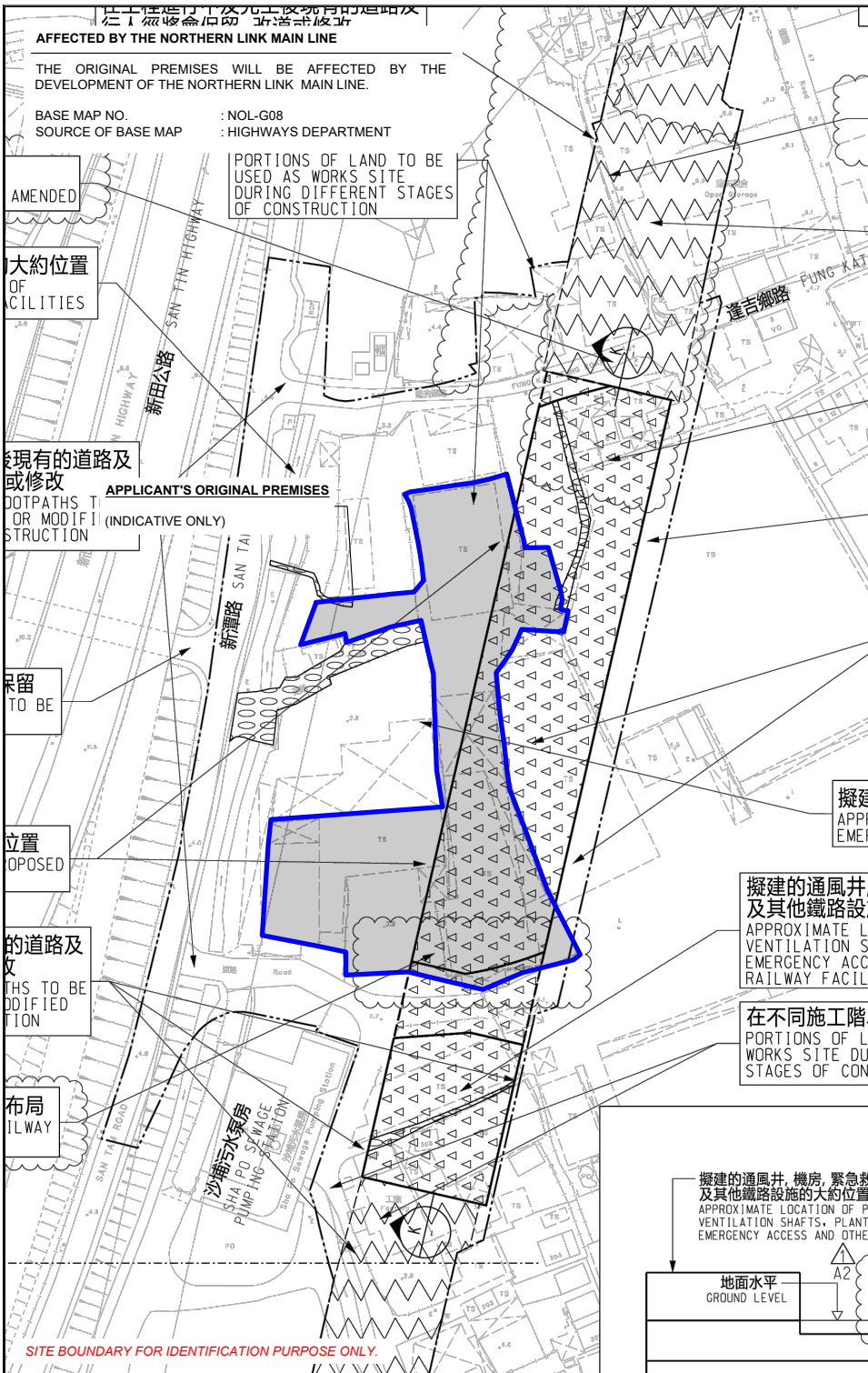
APPROVED BY: DATE:

DWG. TITLE
 OP - LAND STATUS / ZONING

DWG NO. PLAN 4 VER. 001

LEGEND
 ORIGINAL PREMISES

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



NORTH

SOUTH

修訂為其餘的 UNDERGO RESUME RESUMP FROM P

PLANNING CONSULTANT

PROJECT

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

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

SITE LOCATION

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY	DATE
MN	15.8.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

OP - NOL & RESUMPTION

DWG. NO.	VER.
PLAN 5	001

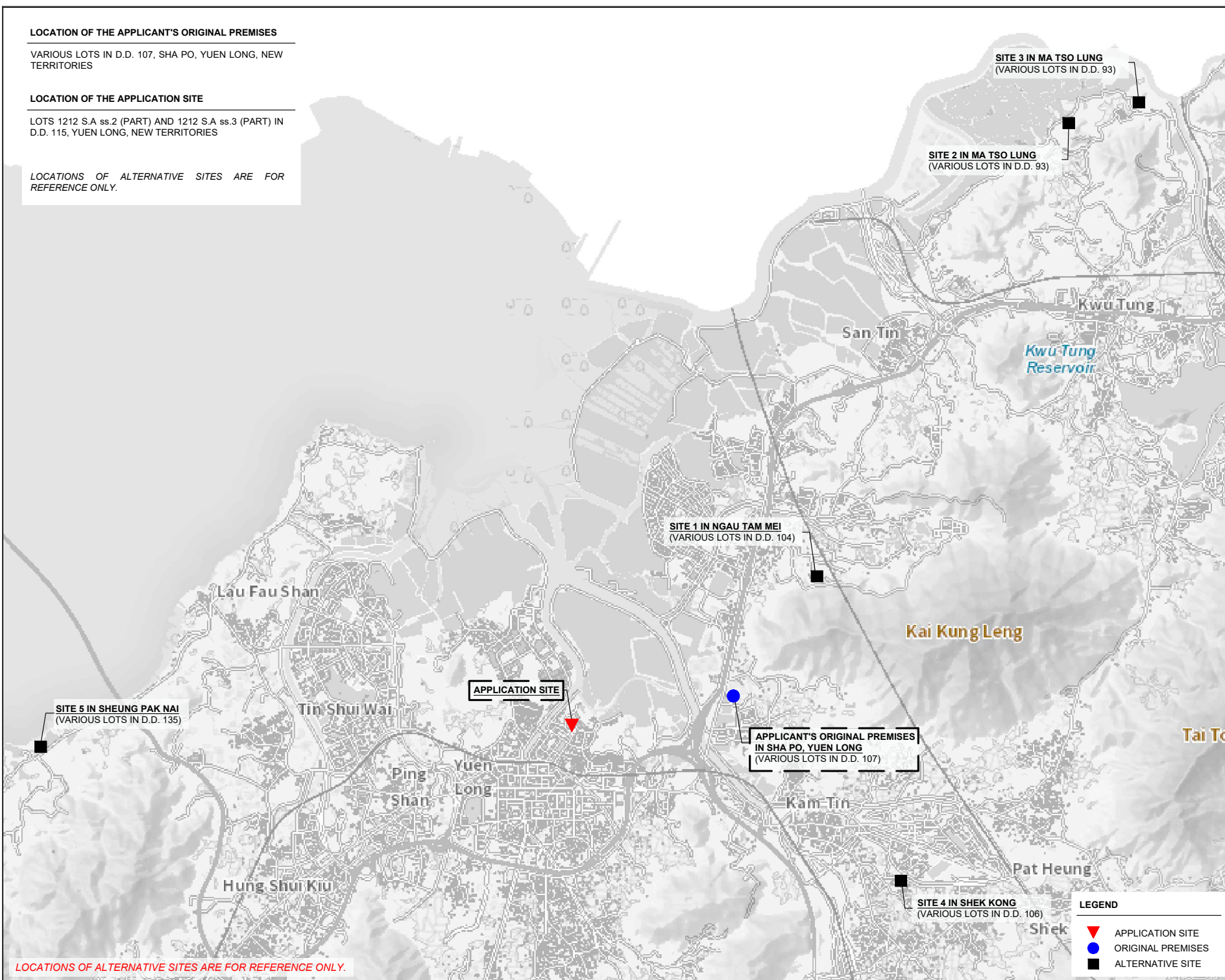
LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

VARIOUS LOTS IN D.D. 107, SHA PO, YUEN LONG, NEW TERRITORIES

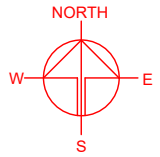
LOCATION OF THE APPLICATION SITE

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115, YUEN LONG, NEW TERRITORIES

LOCATIONS OF ALTERNATIVE SITES ARE FOR REFERENCE ONLY.



LOCATIONS OF ALTERNATIVE SITES ARE FOR REFERENCE ONLY.



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE

INDICATIVE ONLY

DRAWN BY MN DATE 28.12.2023

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE ALTERNATIVE SITES

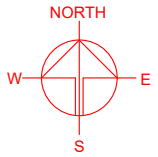
DWG NO. PLAN 6 VER. 001

LEGEND

- ▼ APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITE

EXISTING CONDITION OF THE APPLICATION SITE

SOURCE OF AERIAL PHOTO: TPB STATUTORY PLANNING PORTAL 3



APPLICATION SITE
(INDICATIVE ONLY)

Open Storage

LEGEND

 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE
1 : 2000 @ A4

DRAWN BY: MN DATE: 28.12.2023

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
AERIAL PHOTO OF THE SITE

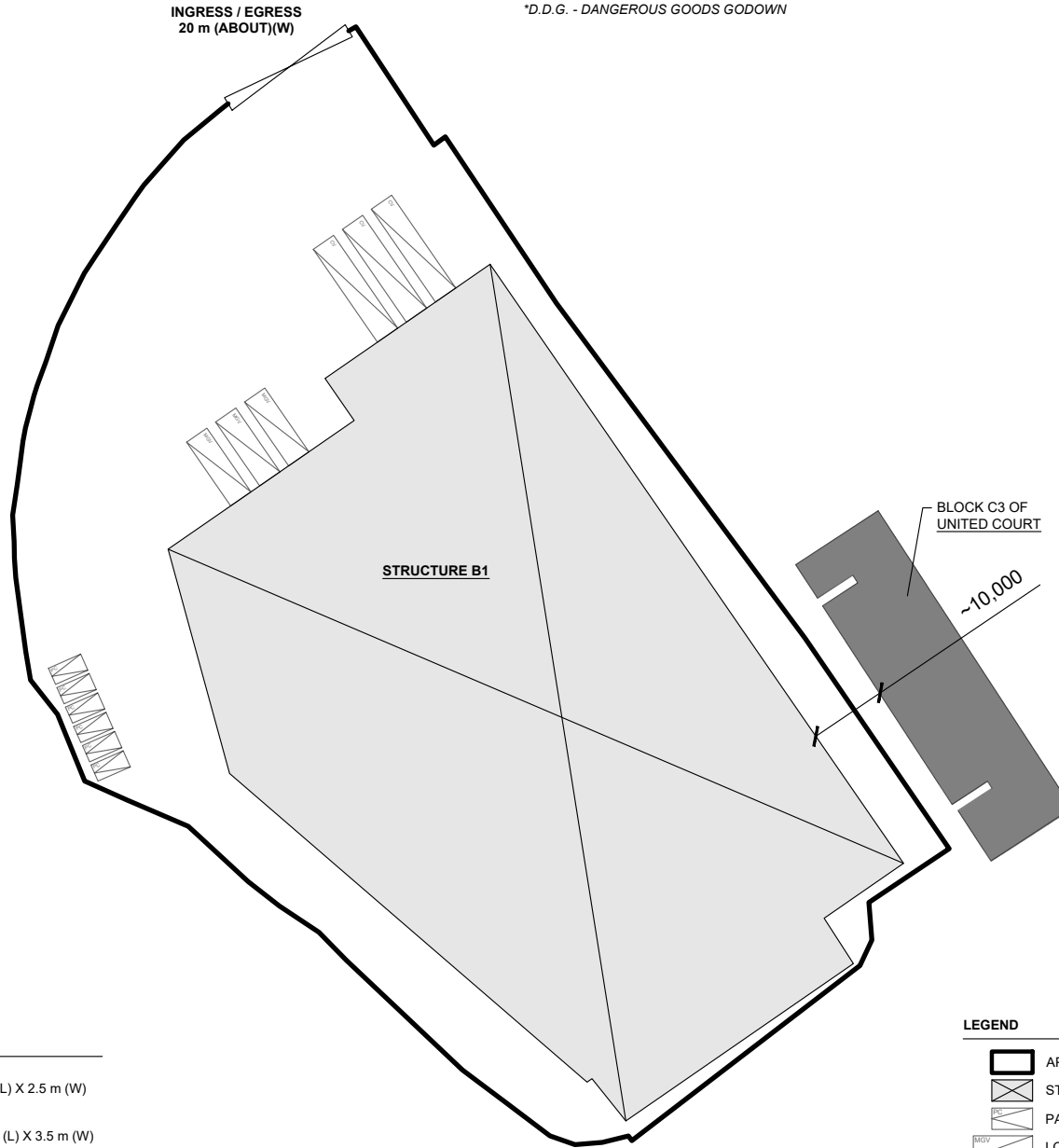
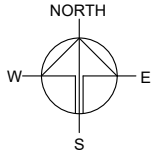
DWG NO. PLAN 7 VER. 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 11,770 m ²	(ABOUT)
COVERED AREA	: 6,649 m ²	(ABOUT)
UNCOVERED AREA	: 5,121 m ²	(ABOUT)
PLOT RATIO	: 1.1	(ABOUT)
SITE COVERAGE	: 56 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 13,298 m ²	(ABOUT)
TOTAL GFA	: 13,298 m ²	(ABOUT)
BUILDING HEIGHT	: 13 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, WASHROOM, FIRE SERVICE INSTALLATIONS	6,649 m ² (ABOUT)	13,298 m ² (ABOUT)	13 m (2-STOREY)
TOTAL		6,649 m² (ABOUT)	13,298 m² (ABOUT)	

*D.D.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 6
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 11 m (L) X 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 16 m (L) X 3.5 m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (MGV)
- LOADING / UNLOADING SPACE (CV)
- INGRESS / EGRESS

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PROJECT

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

SITE LOCATION

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

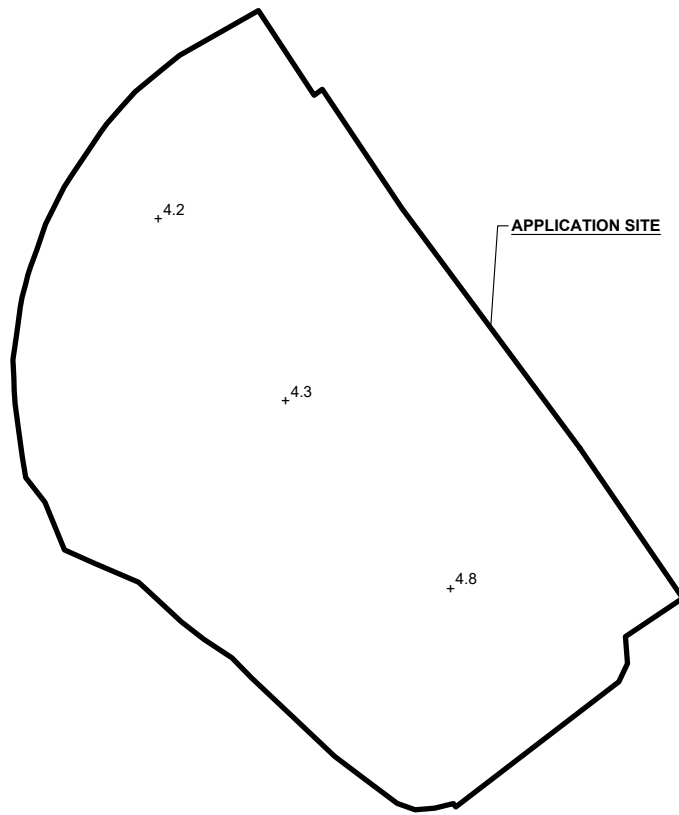
DRAWN BY	DATE
MN	28.12.2023
CHECKED BY	DATE
APPROVED BY	DATE



DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 8	001

EXISTING SITE LEVEL OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,770 m² (ABOUT)
 EXISTING SITE LEVEL : +4.2 mPD to +4.8 mPD (ABOUT)
 EXISTING SITE SURFACE : PARTIALLY HARD-PAVED AND OF SOILED GROUND

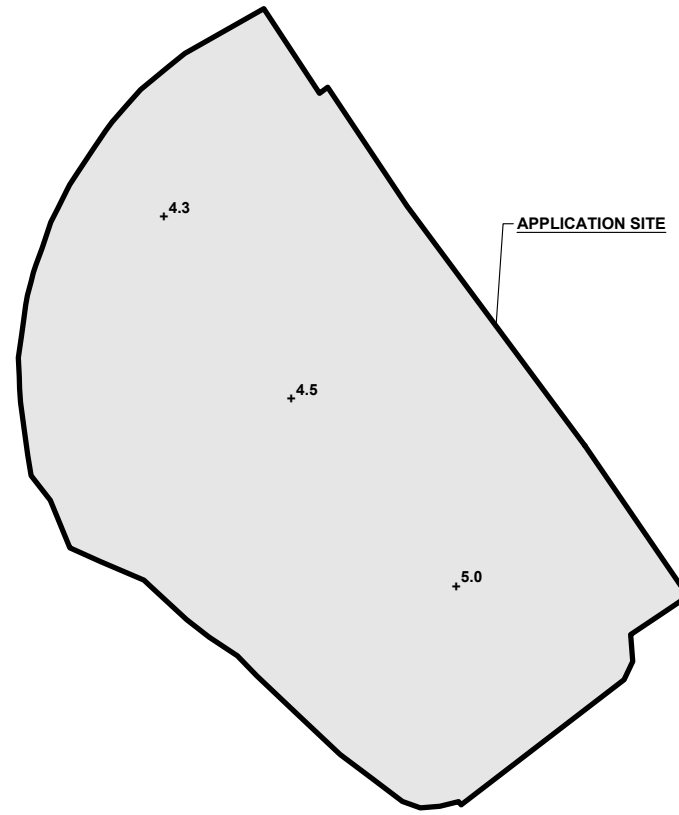





LEGEND
 APPLICATION SITE
 EXISTING SITE LEVEL

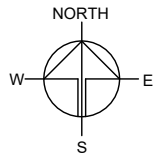
EXISTING SITE LEVEL IS FOR REFERENCE ONLY.
 EXACT SITE LEVEL IS SUBJECT TO DETAIL SURVEY.

PROPOSED FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA : 11,770 m² (ABOUT)
 COVERED BY STRUCTURE : 6,679 m² (ABOUT)
 PROPOSED FILLING AREA : 11,770 m² (ABOUT)
 PROPOSED SITE LEVEL : +4.3 mPD to +5.0 mPD (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
 MATERIAL OF LAND FILLING : CONCRETE
 PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURES, PARKING, LOADING/UNLOADING SPACES AND CIRCULATION AREA



LEGEND
 APPLICATION SITE
 FILLING OF LAND AREA
 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

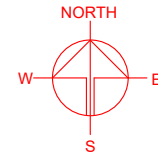
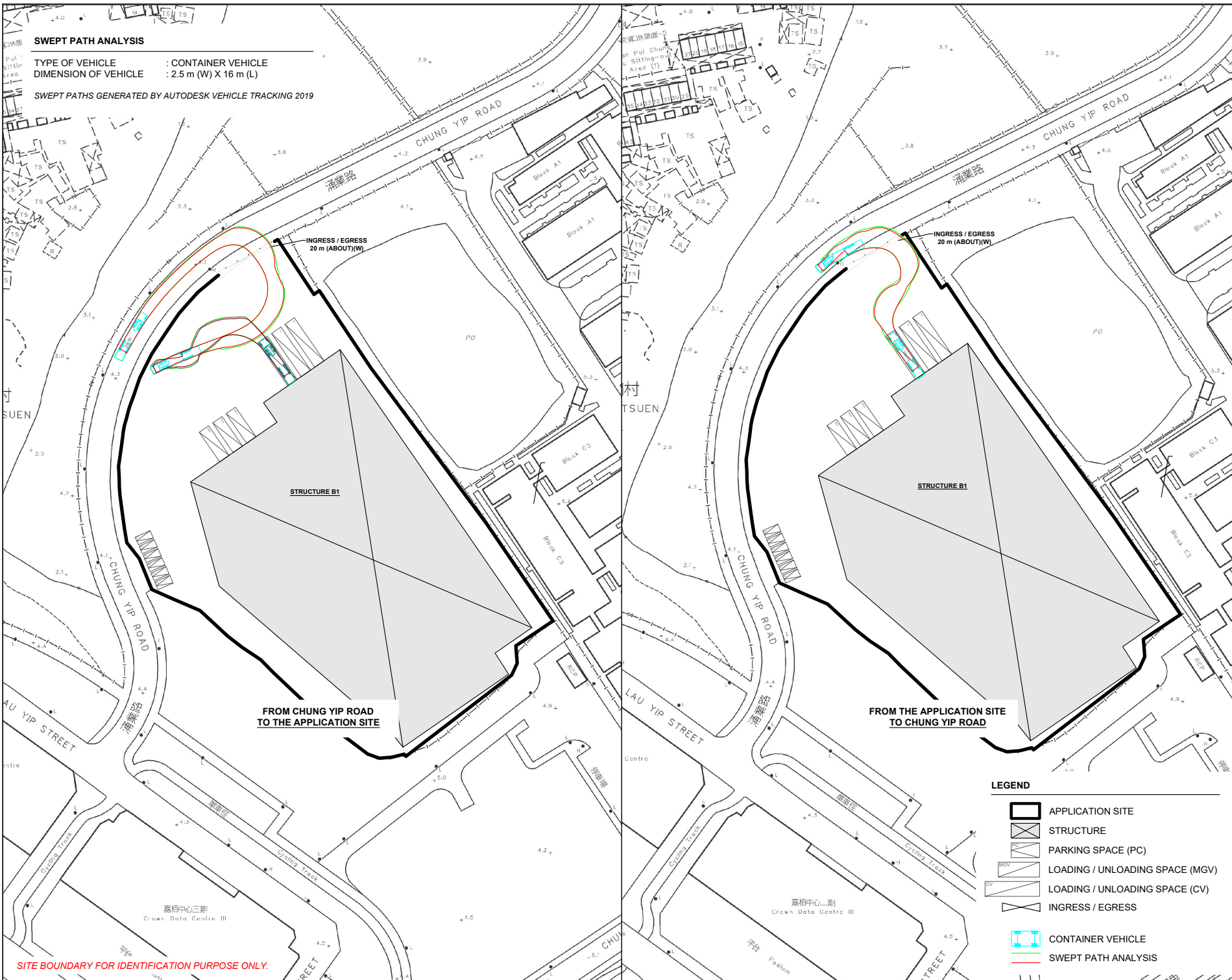
DRAWN BY	DATE
MN	15.8.2024

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APPROVED BY	DATE

DWG. TITLE
 FILLING OF LAND AREA

DWG NO.	VER.
PLAN 9	001



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 Property Consultants Ltd.

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

SITE LOCATION
 LOTS 1212 S.A ss.2 (PART) AND 1212 S.A ss.3 (PART) IN D.D. 115 AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES

SCALE 1 : 1500 @ A4	
DRAWN BY MN	DATE 28.12.2023
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS	
DWG NO. PLAN 10	VER. 001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.