

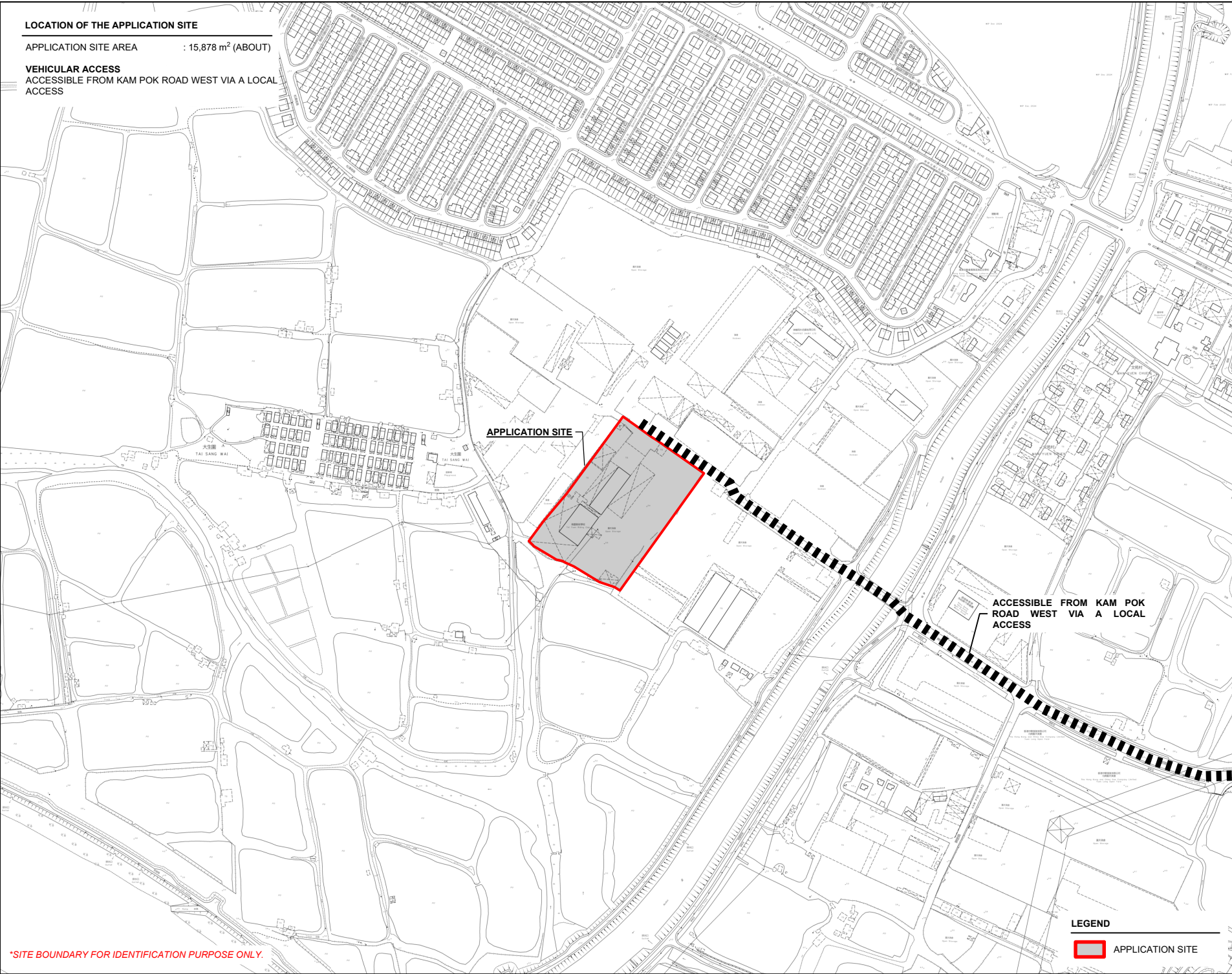
## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
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<b>Plan 5</b>	Plan Showing the Filling of Land and Pond Area of the Application Site
<b>Plan 6</b>	Swept Path Analysis

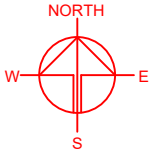
LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 15,878 m<sup>2</sup> (ABOUT)

VEHICULAR ACCESS  
ACCESSIBLE FROM KAM POK ROAD WEST VIA A LOCAL  
ACCESS



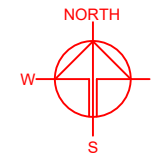
\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT	
<b>TAI WAH</b>	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	DATE
MN	22.1.2025
REVISED BY	DATE
LT	5.2.2025
APPROVED BY	DATE
DWG. TITLE	
LOCATION PLAN	
DWG NO.	VER.
PLAN 1	001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 15,878 m<sup>2</sup> (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"



大生圍  
Tai Sang Wai

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

文苑村  
Man Yuen Chuen

R(D)

OU

CA

CA

綜合發展包括濕地修復區  
**COMPREHENSIVE  
DEVELOPMENT  
TO INC  
REST**

LEGEND

 APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT

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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, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY MN DATE 22.1.2025

REVISED BY LT DATE 5.2.2025

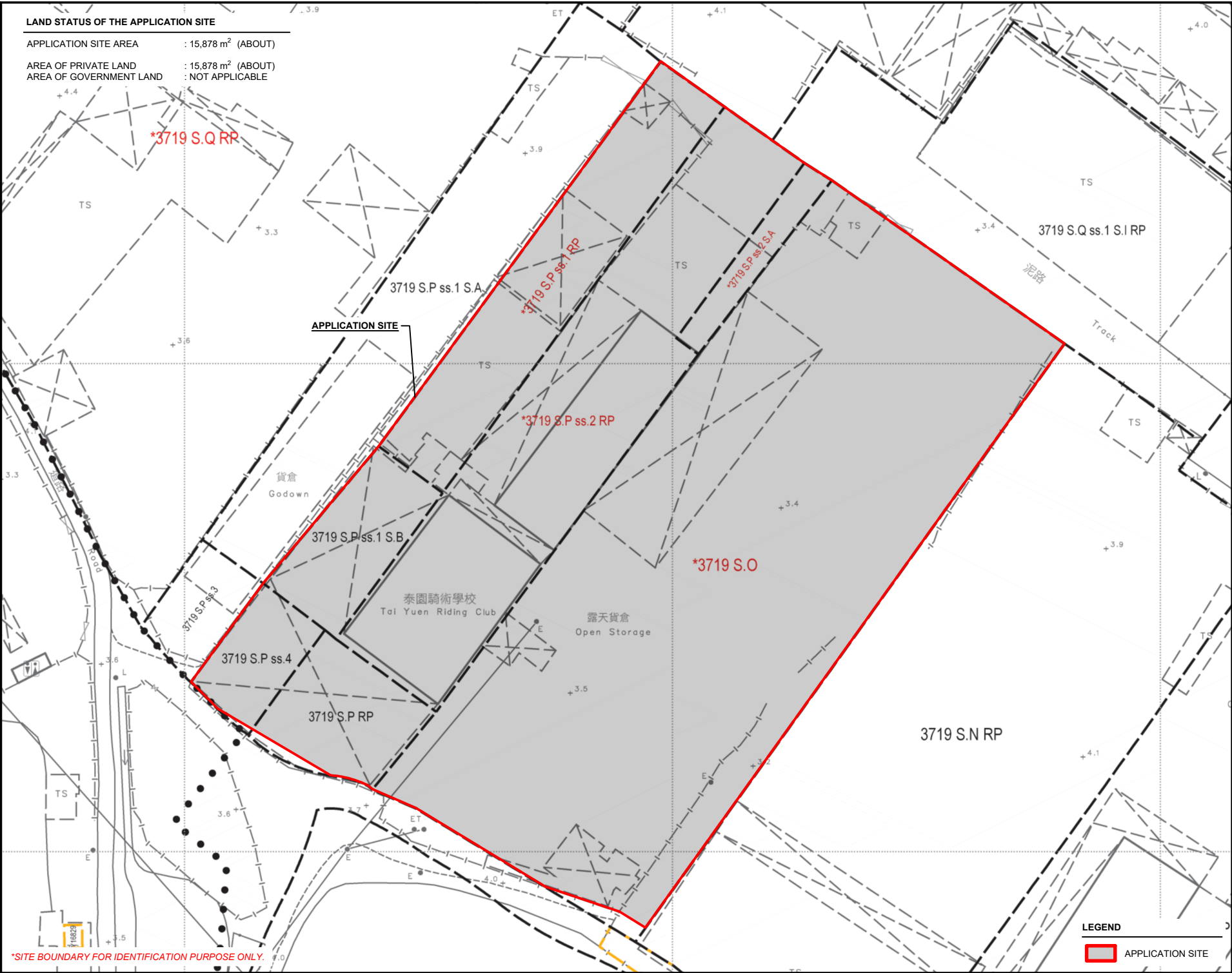
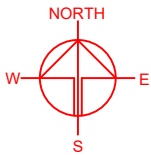
APPROVED BY DATE

DWG. TITLE  
ZONING PLAN

DWG NO. PLAN 2 VER. 001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 15,878 m <sup>2</sup> (ABOUT)
AREA OF PRIVATE LAND	: 15,878 m <sup>2</sup> (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE



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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

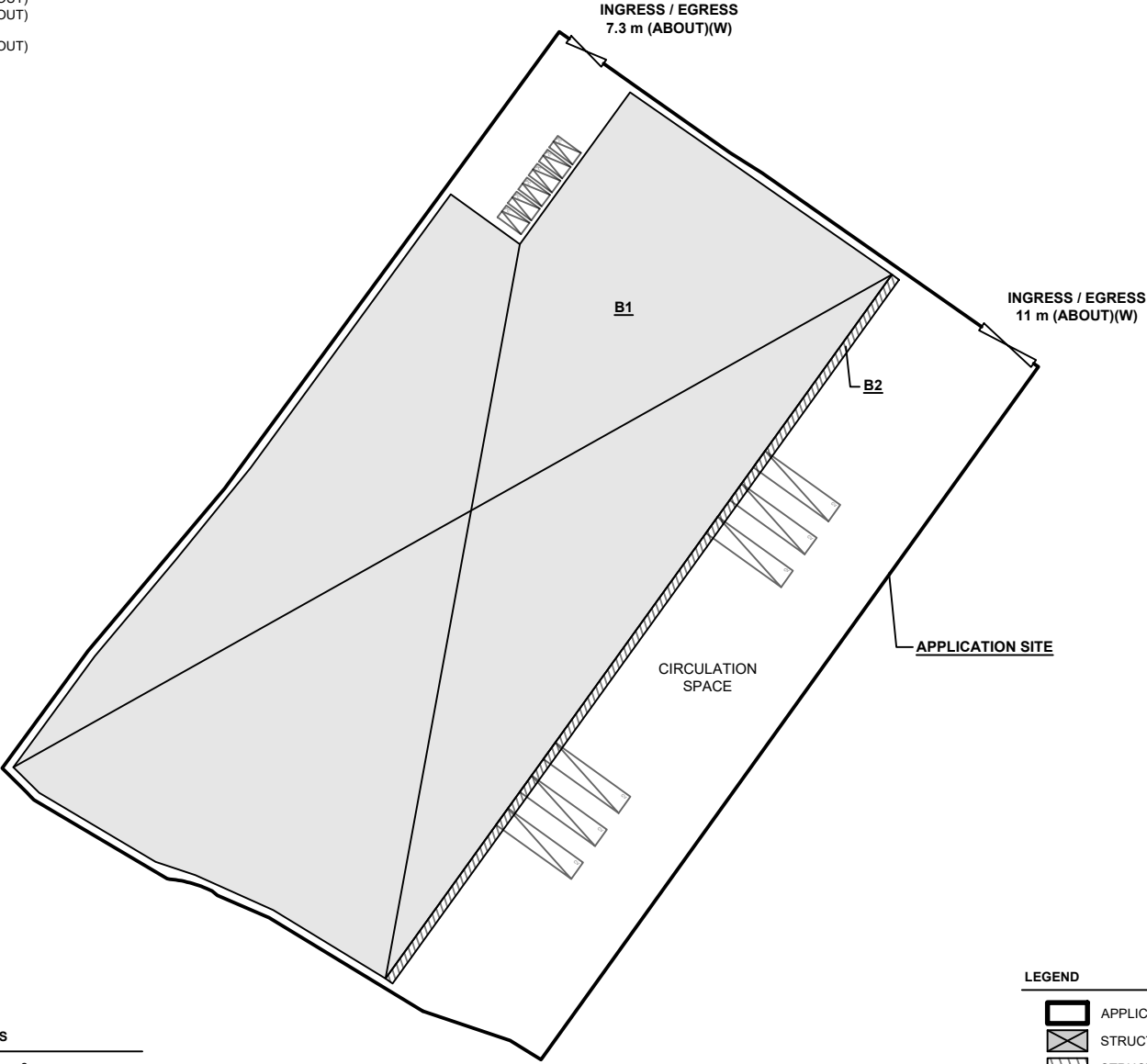
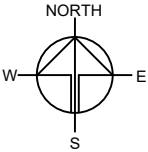
VARIOUS LOTS IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE 1: 1000 @ A4	
DRAWN BY MN	DATE 22.1.2025
REVISED BY LT	DATE 5.2.2025
APPROVED BY	DATE
DWG. TITLE LAND STATUS OF THE SITE	
DWG NO. PLAN 3	VER. 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 15,878 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 10,684 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 5,194 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 1.3	(ABOUT)
SITE COVERAGE	: 67 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 21,143 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 21,143 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 7 m - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	10,459 m <sup>2</sup> (ABOUT)	20,918 m <sup>2</sup> (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	SITE OFFICE, WASHROOM RAIN SHELTER FOR L/UL ACTIVITIES	225 m <sup>2</sup> (ABOUT)	225 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		10,684 m <sup>2</sup> (ABOUT)	21,143 m <sup>2</sup> (ABOUT)	

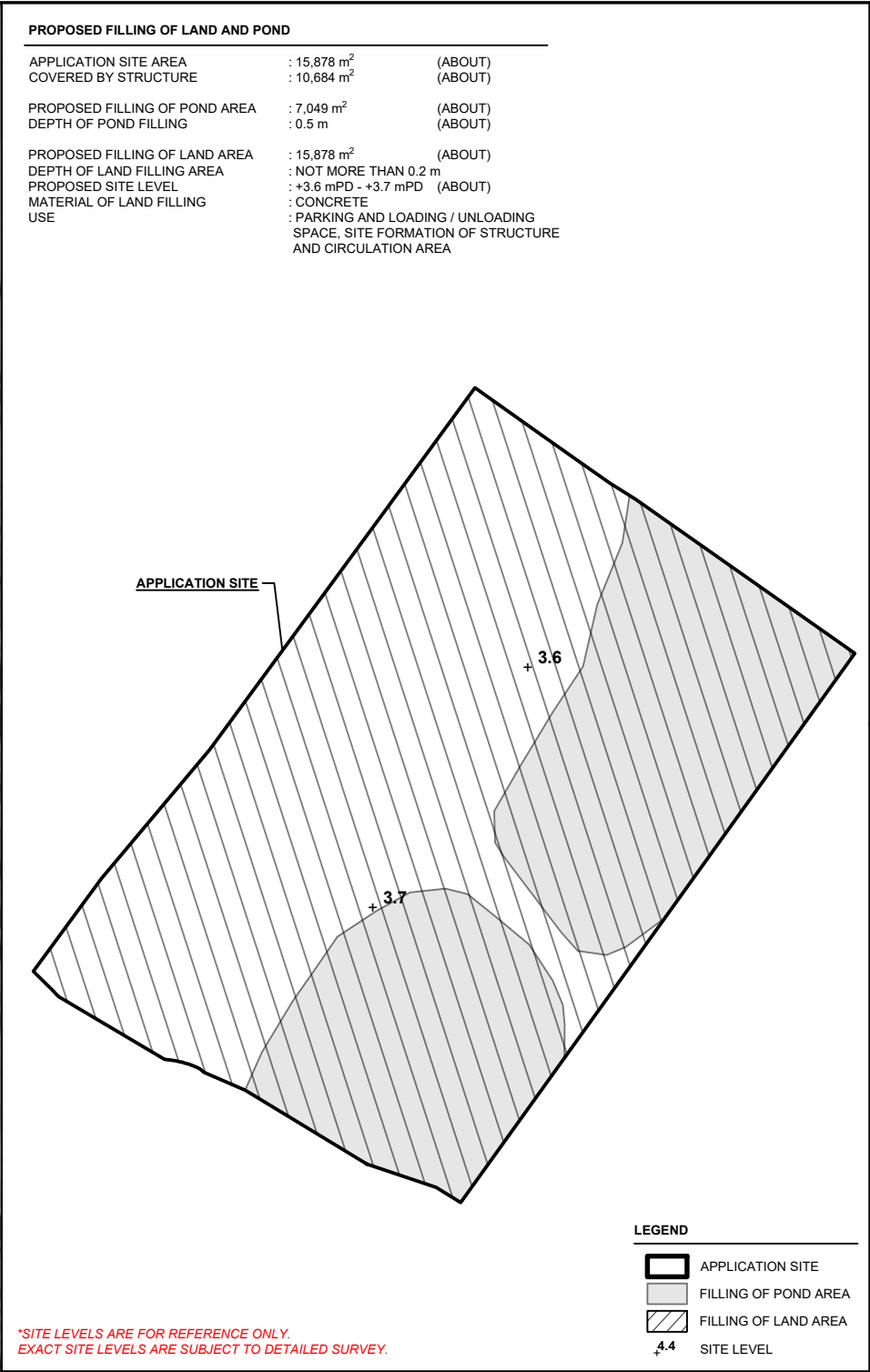


PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 6
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 6
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PRIVATE CAR)
	L/UL SPACE (CONTAINER VEHICLE)
	INGRESS / EGRESS

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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, TAI SANG WAI, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 1200 @ A4	
DRAWN BY	DATE
MN	22.1.2025
CHECKED BY	DATE
LT	5.2.2025
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 4	001



NORTH

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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 / 1500 @ A4

DRAWN BY

MN

DATE

22.1.2025

REVISED BY

LT

DATE

5.2.2025

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND AND POND

DWG NO.

PLAN 5

VER.

001

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

