

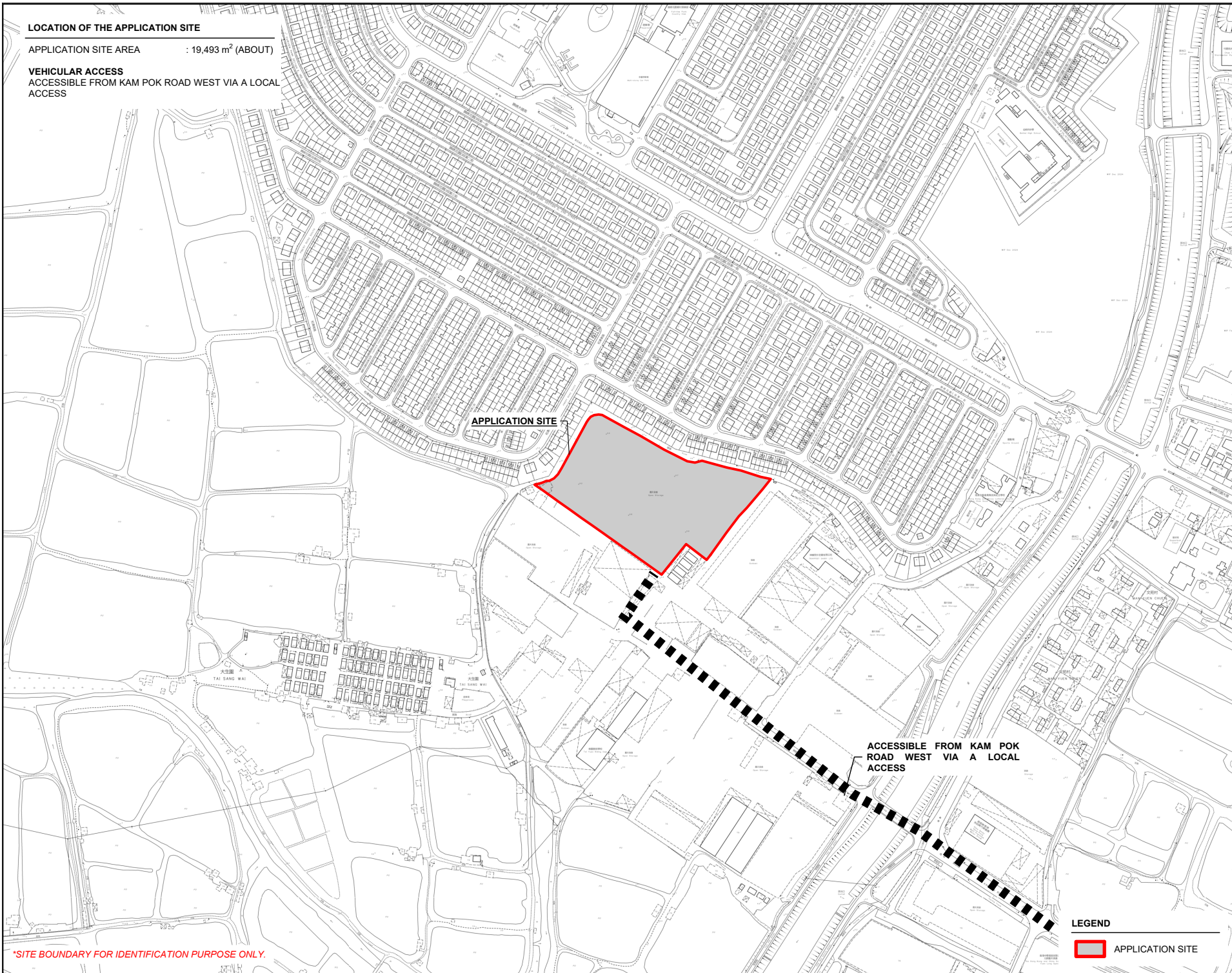
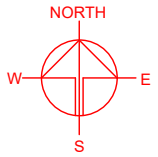
LIST OF PLANS

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	Layout plan
Plan 5	Plan showing the filling of land/pond at the Site
Plan 6	Swept path analysis

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 19,493 m² (ABOUT)

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



APPLICATION SITE

ACCESSIBLE FROM KAM POK ROAD WEST VIA A LOCAL ACCESS

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND
[Red Outline Box] APPLICATION SITE

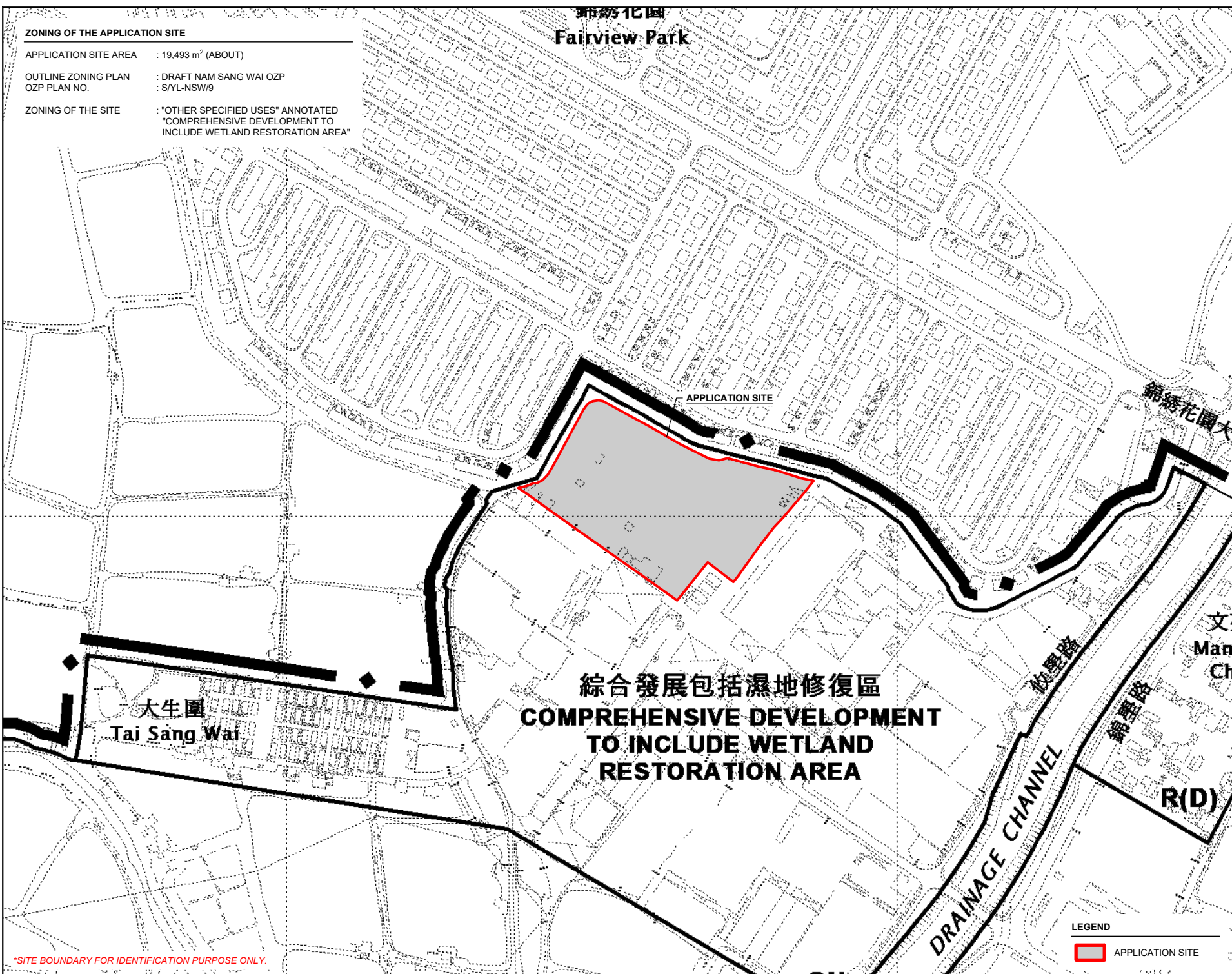
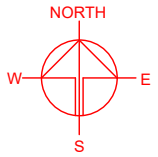
PLANNING CONSULTANT	
TAI WAH	DEVELOPMENT CONSULTANTS LIMITED
PROJECT	
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS	
TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) AND ASSOCIATED FILLING OF LAND AND POND FOR 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	25.2.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LOCATION PLAN	
DWG. NO.	VER.
PLAN 1	001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 19,493 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"

錦繡花園

Fairview Park



APPLICATION SITE

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

大生圍
 Tai Sang Wai

文
 Man
 Ch
 錦
 聖
 路
 錦
 聖
 路
 R(D)
 DRAINAGE CHANNEL

LEGEND

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 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 : 5000 @ A4

DRAWN BY	DATE
MN	25.2.2025

REVISED BY	DATE

APPROVED BY	DATE

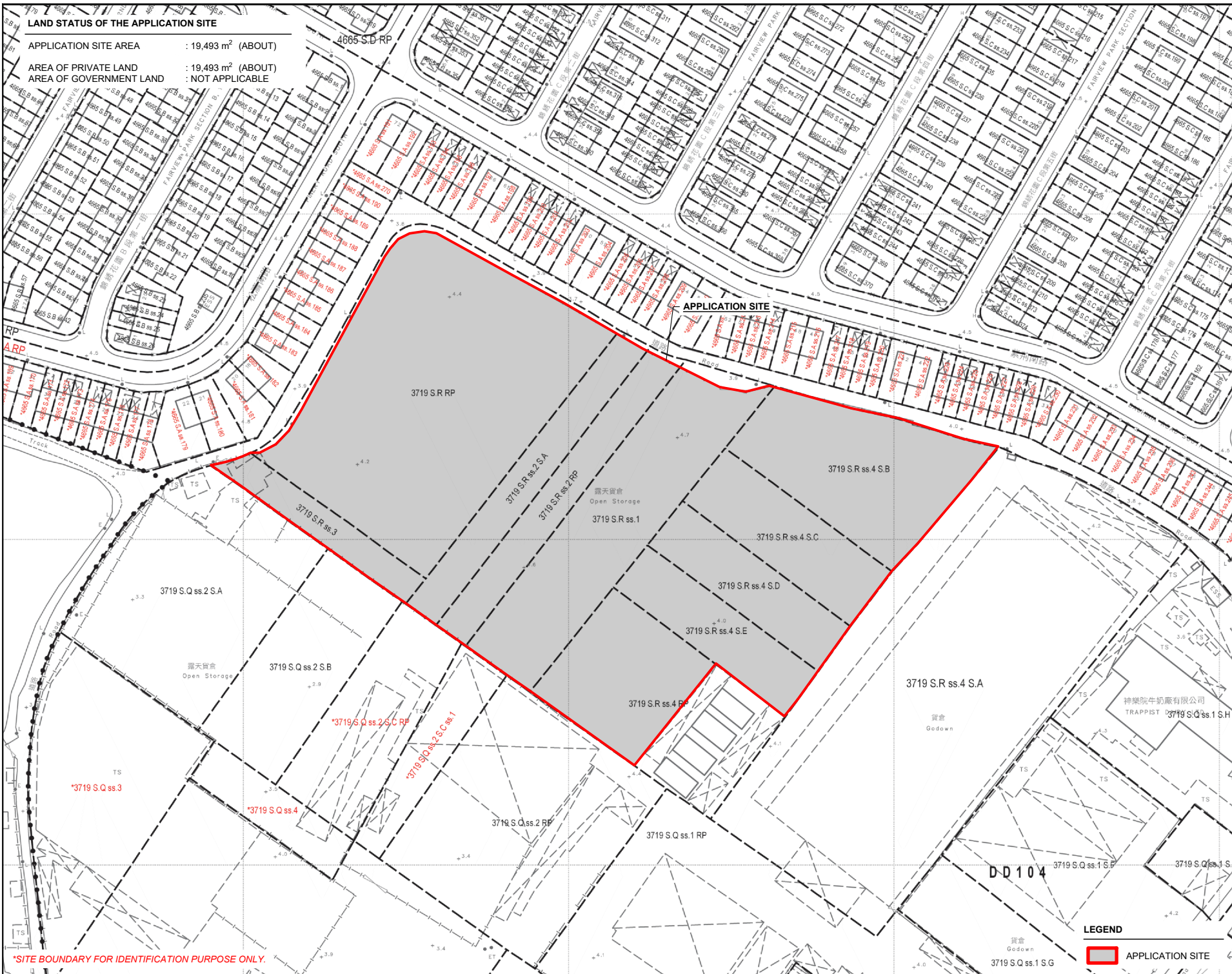
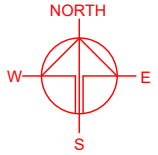
DWG. TITLE
 ZONING PLAN

DWG NO.	VER.
PLAN 2	001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 19,493 m² (ABOUT)
 AREA OF PRIVATE LAND : 19,493 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



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

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

SCALE
 1 : 1500 @ A4

DRAWN BY MN	DATE 25.2.2025
REVISED BY	DATE

APPROVED BY	DATE
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DWG. TITLE
 LAND STATUS OF THE SITE

DWG NO. PLAN 3	VER. 001
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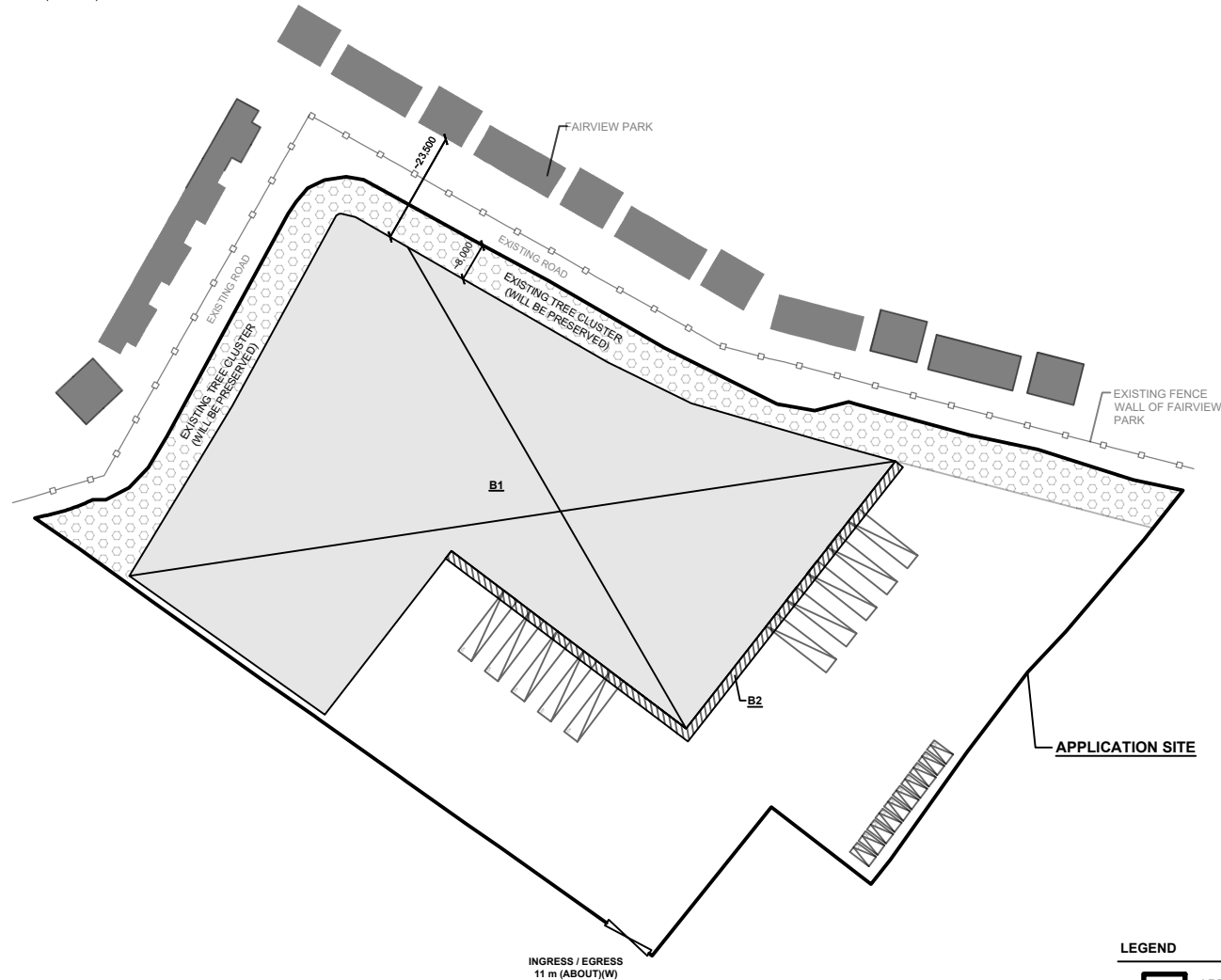
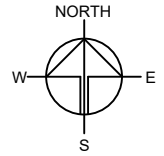
LEGEND
 APPLICATION SITE

DD 104

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 19,493 m ²	(ABOUT)
COVERED AREA	: 9,187 m ²	(ABOUT)
UNCOVERED AREA	: 10,306m ²	(ABOUT)
PLOT RATIO	: 0.47	(ABOUT)
SITE COVERAGE	: 47 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 9,187 m ²	(ABOUT)
TOTAL GFA	: 9,187 m ²	(ABOUT)
BUILDING HEIGHT	: 6 m - 8.5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) SITE OFFICE, WASHROOM	8,916 m ² (ABOUT)	8,916 m ² (ABOUT)	8.5 m (ABOUT)(1-STOREY)
B2	RAIN SHELTER FOR L/UL ACTIVITIES	271 m ² (ABOUT)	271 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
TOTAL		9,187 m² (ABOUT)	9,187 m² (ABOUT)	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 10
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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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 : 1000 @ A4

DRAWN BY: MN DATE: 19.3.2025

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE

LAYOUT PLAN

DWG NO. VER.

PLAN 4 001

CONDITION OF THE APPLICATION SITE IN 1990

APPLICATION SITE AREA : 19,493 m² (ABOUT)
 DATE OF AERIAL PHOTO : 18/8/1990
 AERIAL PHOTO NO. : A22172
 SOURCE OF AERIAL PHOTO : LANDS DEPARTMENT

DETAILS OF POND
 AREA OF POND : 9,470 m² (ABOUT)
 DEPTH OF POND : 0.5 m (ABOUT)

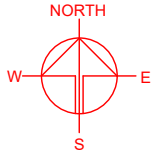
DETAILS OF SOILED GROUND
 AREA OF SOILED GROUND : 10,023 m² (ABOUT)

PROPOSED FILLING OF LAND AND POND

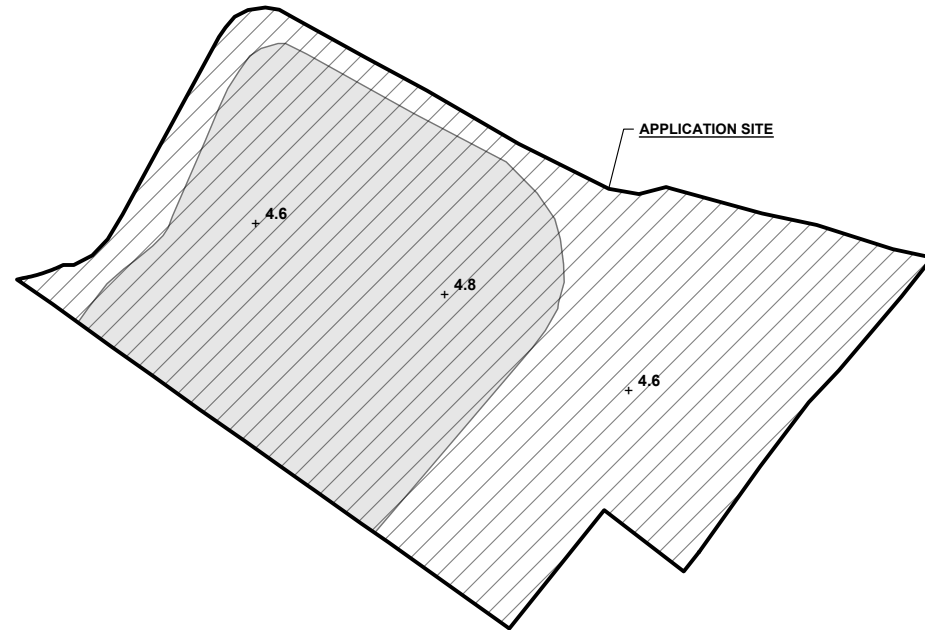
APPLICATION SITE AREA : 19,493 m² (ABOUT)
 COVERED BY STRUCTURE : 9,187 m² (ABOUT)

PROPOSED FILLING OF POND AREA : 9,470 m² (ABOUT)
 DEPTH OF POND FILLING : 0.5 m (ABOUT)

PROPOSED FILLING OF LAND AREA : 19,493 m² (ABOUT)
 DEPTH OF LAND FILLING AREA : NOT MORE THAN 0.2 m
 PROPOSED SITE LEVEL : +4.6 mPD - +4.8 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 USE : PARKING AND LOADING / UNLOADING SPACE, SITE FORMATION OF STRUCTURE AND CIRCULATION AREA



LEGEND
 APPLICATION SITE



LEGEND
 APPLICATION SITE
 FILLING OF POND AREA
 FILLING OF LAND AREA
 SITE LEVEL

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

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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, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 5000 / 2000 @ A4

DRAWN BY MN	DATE 25.2.2025
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REVISED BY	DATE
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APPROVED BY	DATE
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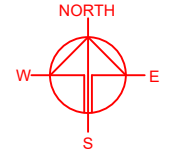
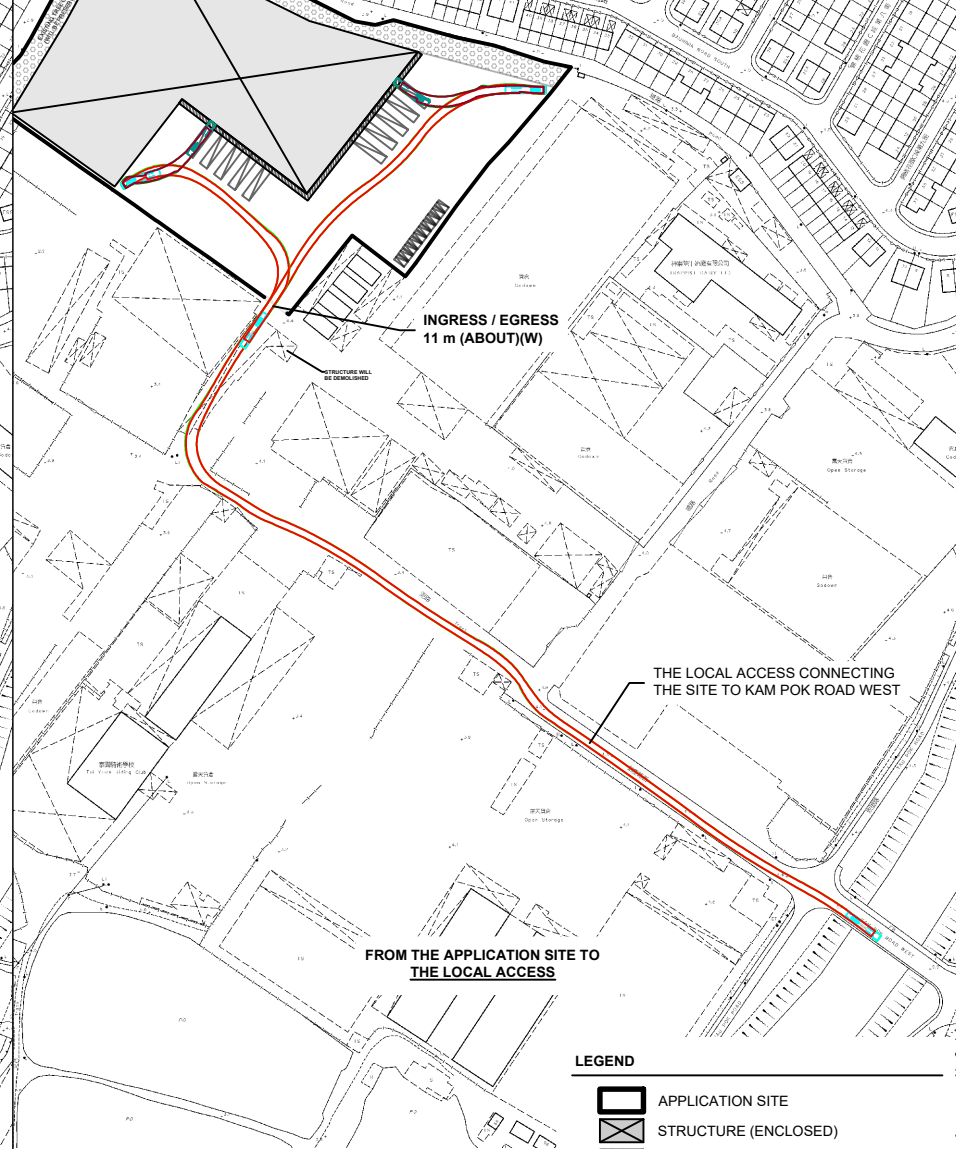
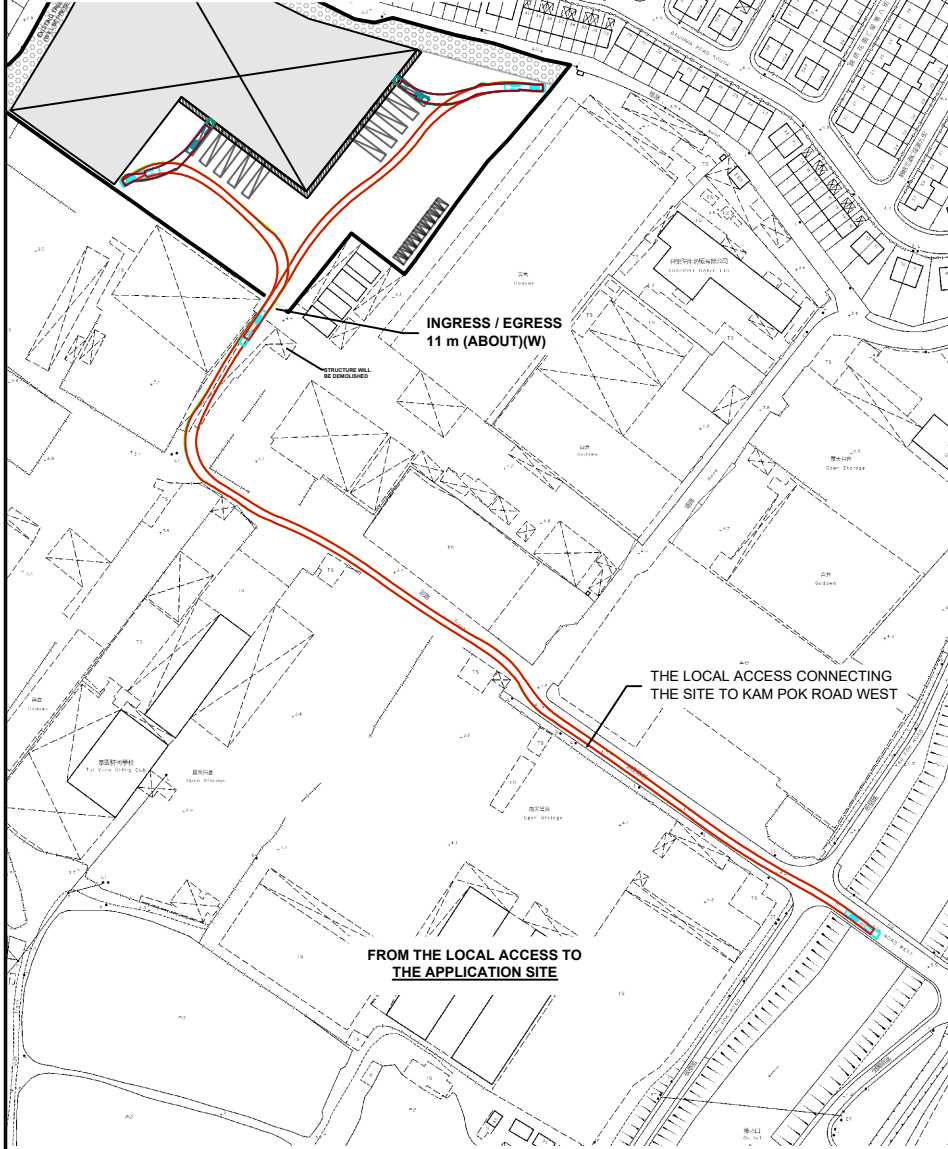
DWG. TITLE
 FILLING OF LAND AND POND

DWG NO. PLAN 5	VER. 001
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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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SITE LOCATION
 VARIOUS LOTS IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 3000 @ A4

DRAWN BY
 MN 19.3.2025

CHECKED BY
 DATE

APPROVED BY
 DATE

DWG. TITLE
 SWEPT PATH ANALYSIS

DWG NO.
 PLAN 6

VER.
 001

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (CONTAINER VEHICLE)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE

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