

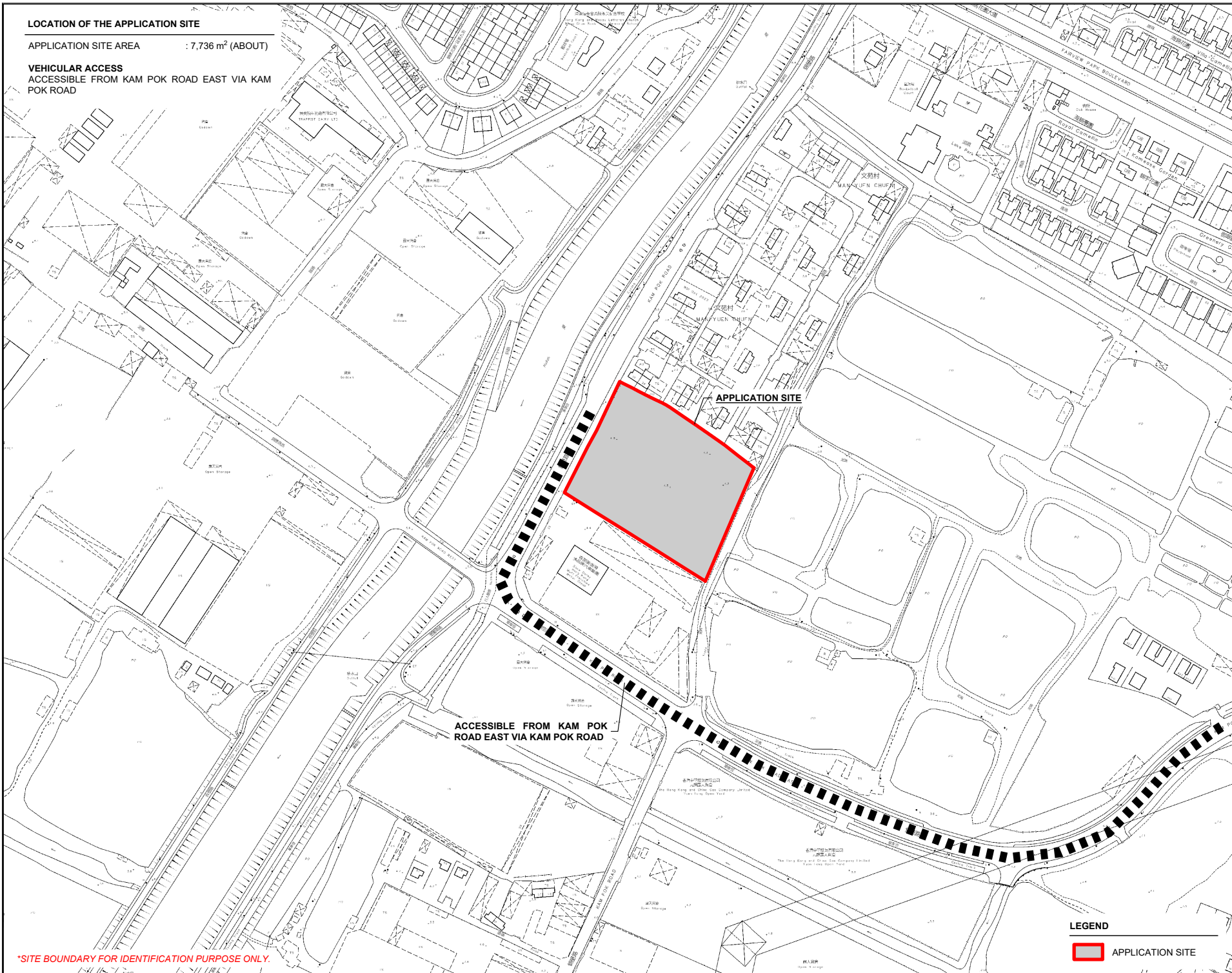
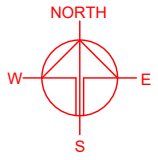
LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Original Premises – Locations and Zonings
Plan 5	Original Premises – Location and Development Phasing of the Yuen Long South Development Area
Plan 6	Alternative Sites for Relocation
Plan 7	Aerial Photo
Plan 8	Layout Plan
Plan 9	Filling of Land
Plan 10	Swept Path Analysis (Container Vehicle)

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 7,736 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM KAM POK ROAD EAST VIA KAM POK ROAD



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 3719 S.C.R.P (PART) IN D.D. 104, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

24.2.2026

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND

 APPLICATION SITE

DWG. TITLE

LOCATION PLAN

DWG. NO.

PLAN 1

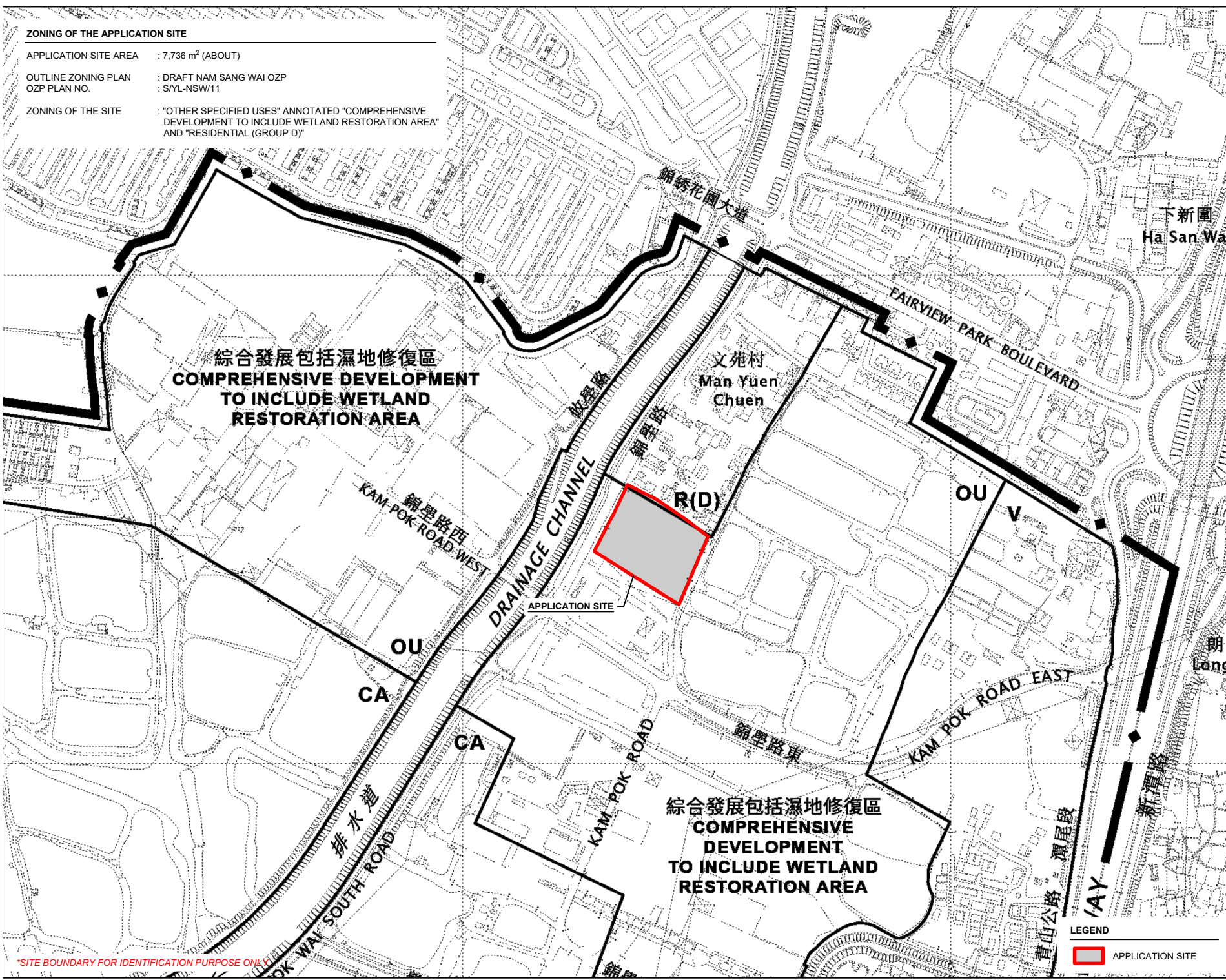
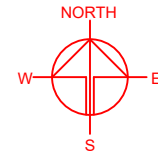
VER.

001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 7,736 m² (ABOUT)
 OUTLINE ZONING PLAN : DRAFT NAM SANG WAI OZP
 OZP PLAN NO. : S/YL-NSW/11
 ZONING OF THE SITE : "OTHER SPECIFIED USES" ANNOTATED "COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA" AND "RESIDENTIAL (GROUP D)"



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 3719 S.C RP (PART) IN D.D. 104, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

24.2.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING PLAN

DWG. NO.

PLAN 2

VER.

001

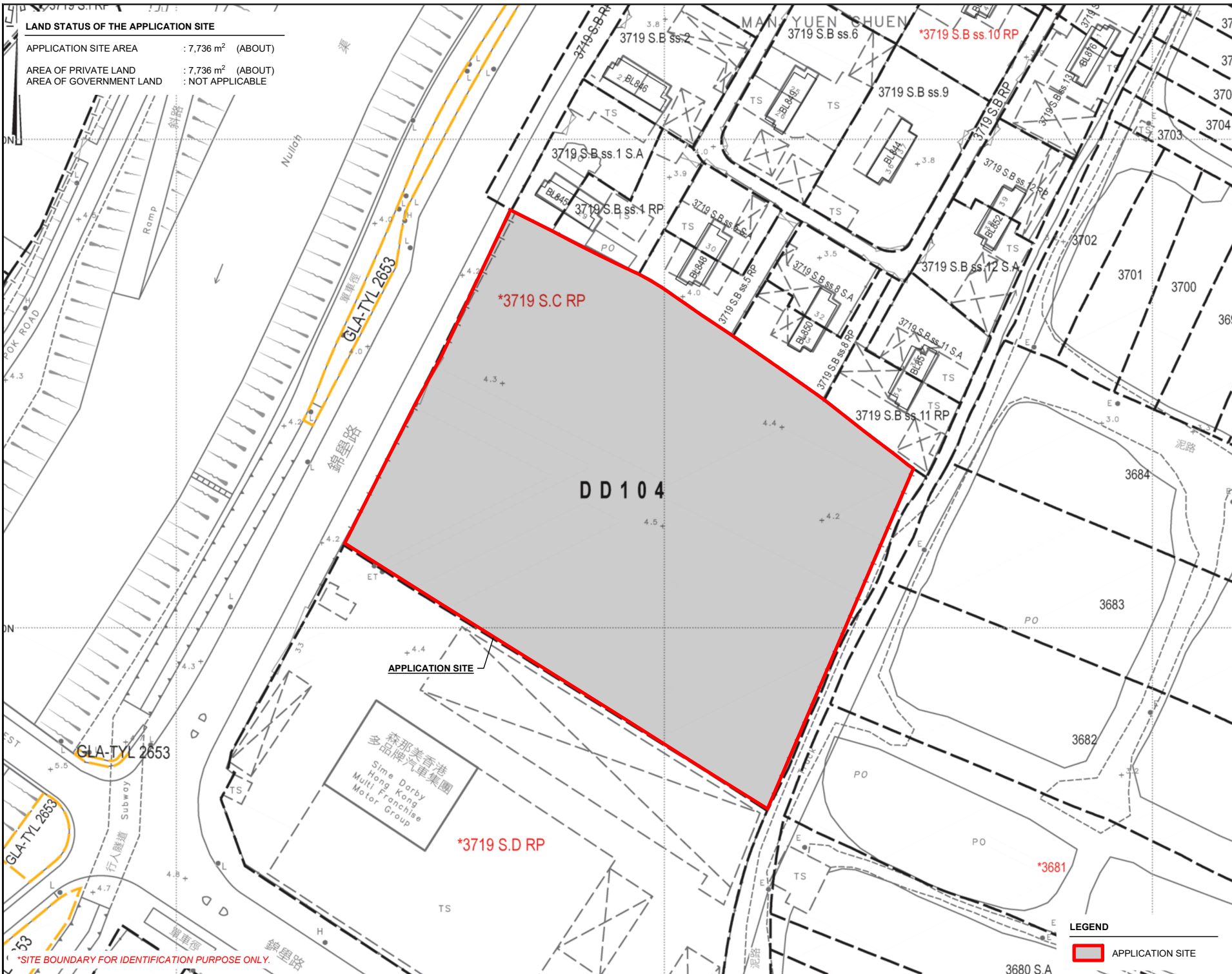
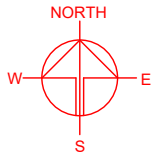
LEGEND

APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 7,736 m² (ABOUT)
 AREA OF PRIVATE LAND : 7,736 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT

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

SITE LOCATION
 LOT 3719 S.C RP (PART) IN D.D. 104, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE 1: 1000 @ A4	
DRAWN BY MN	DATE 24.2.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE LAND STATUS	
DWG. NO. PLAN 3	VER. 001

LEGEND

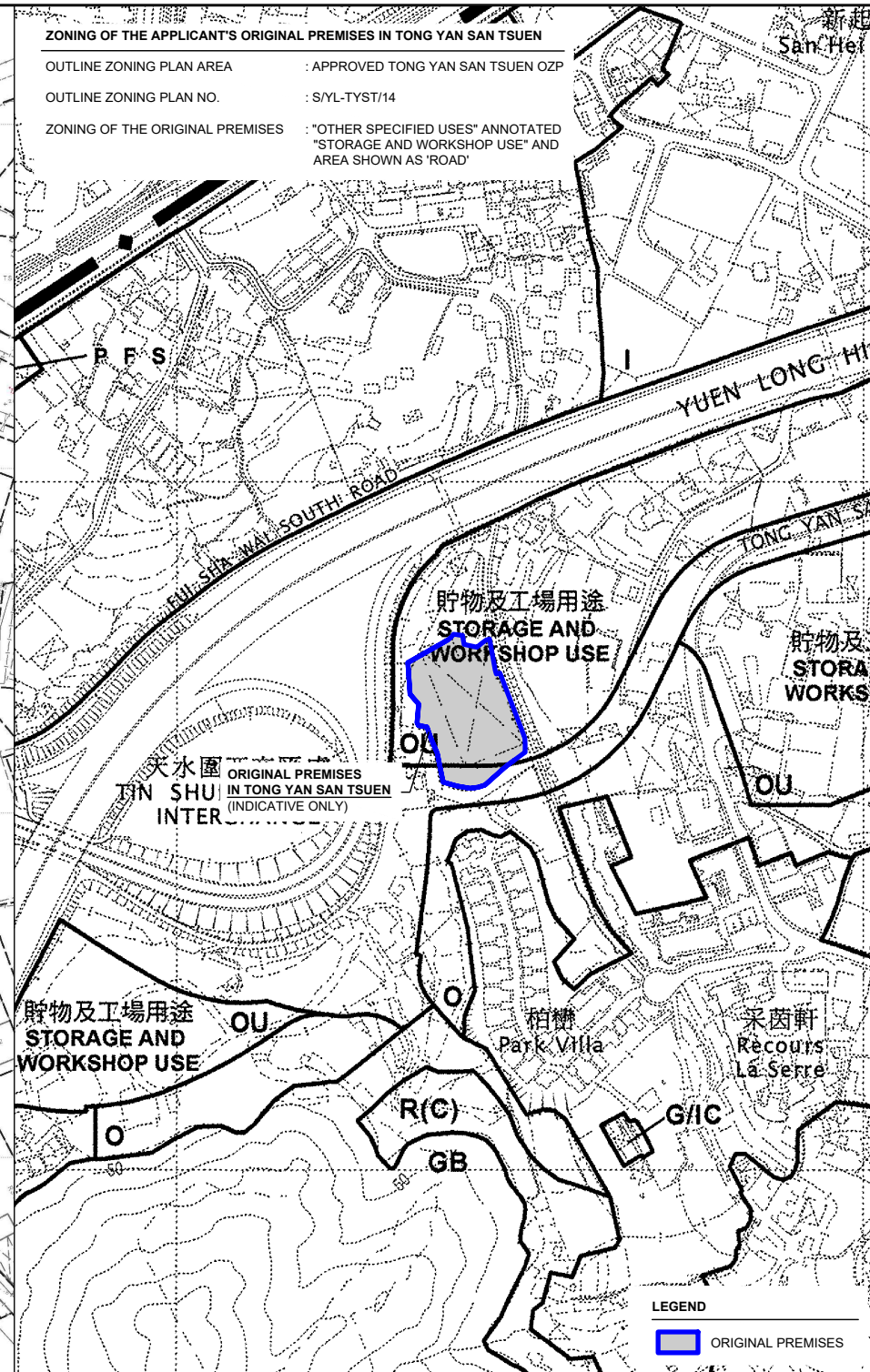
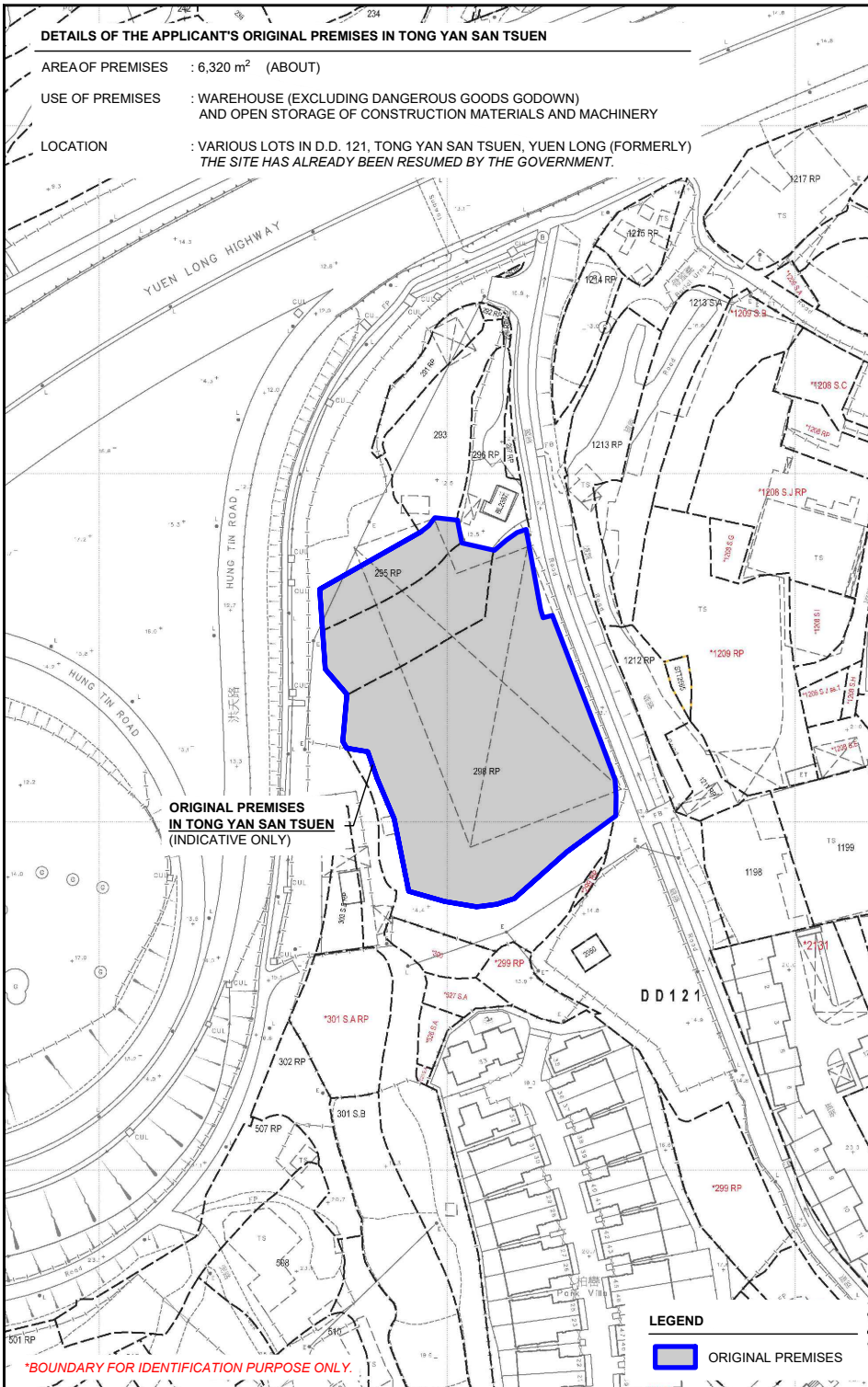
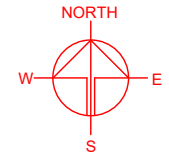
 APPLICATION SITE

DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN TONG YAN SAN TSUEN

AREA OF PREMISES : 6,320 m² (ABOUT)
 USE OF PREMISES : WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)
 AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY
 LOCATION : VARIOUS LOTS IN D.D. 121, TONG YAN SAN TSUEN, YUEN LONG (FORMERLY)
 THE SITE HAS ALREADY BEEN RESUMED BY THE GOVERNMENT.

ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN TONG YAN SAN TSUEN

OUTLINE ZONING PLAN AREA : APPROVED TONG YAN SAN TSUEN OZP
 OUTLINE ZONING PLAN NO. : S/YL-TYST/14
 ZONING OF THE ORIGINAL PREMISES : "OTHER SPECIFIED USES" ANNOTATED
 "STORAGE AND WORKSHOP USE" AND
 AREA SHOWN AS "ROAD"



PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

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

SITE LOCATION
 LOT 3719 S.C RP (PART) IN D.D. 104, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE 1 : 2000 / 5000 @ A4	
DRAWN BY MN	DATE 24.2.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE OP - LOCATION / ZONING PLAN	
DWG NO. PLAN 4	VER. 001

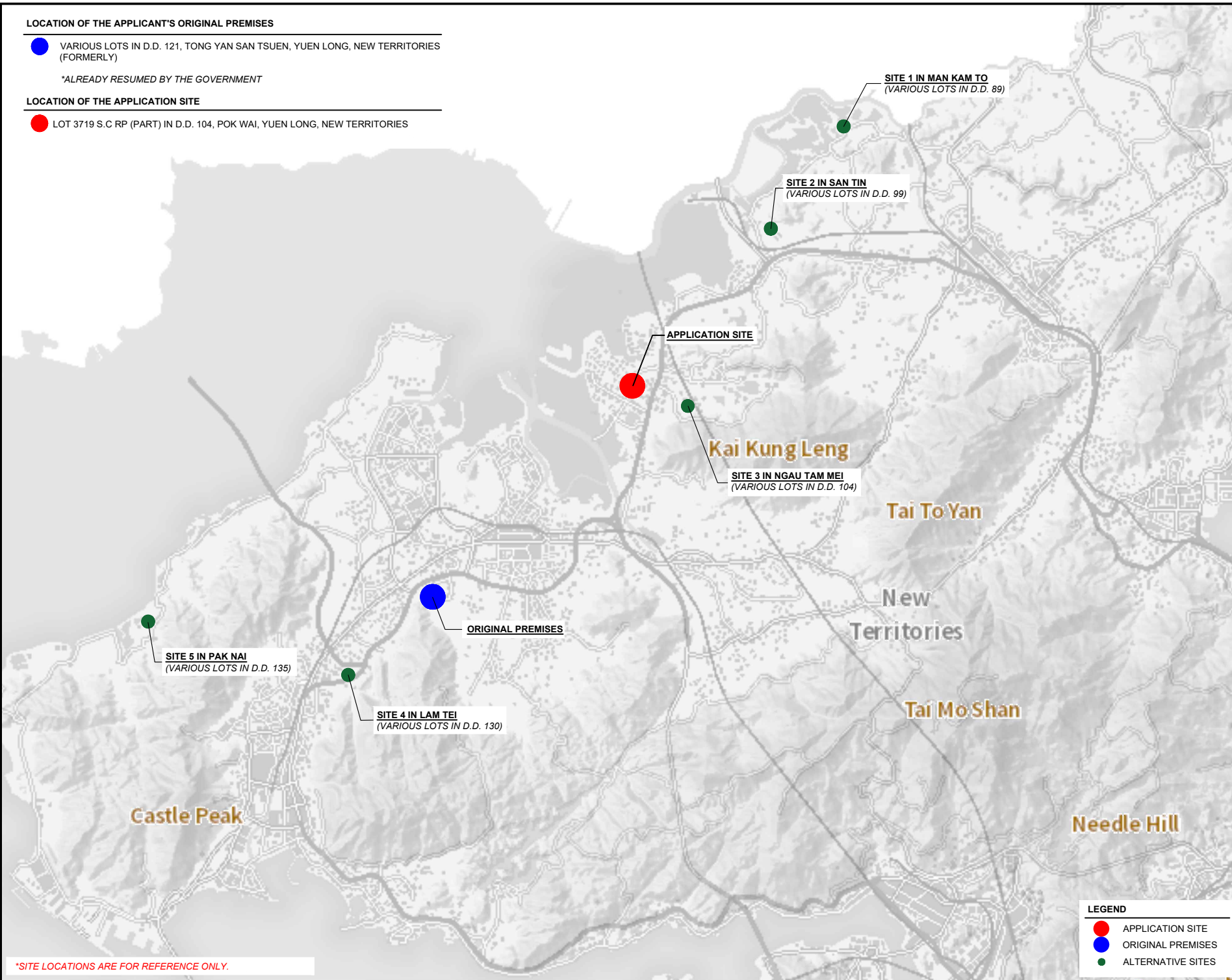
LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

● VARIOUS LOTS IN D.D. 121, TONG YAN SAN TSUEN, YUEN LONG, NEW TERRITORIES (FORMERLY)

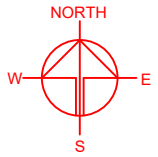
**ALREADY RESUMED BY THE GOVERNMENT*

LOCATION OF THE APPLICATION SITE

● LOT 3719 S.C RP (PART) IN D.D. 104, POK WAI, YUEN LONG, NEW TERRITORIES



**SITE LOCATIONS ARE FOR REFERENCE ONLY.*



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 3719 S.C RP (PART) IN D.D. 104, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

INDICATIVE @ A4

DRAWN BY MN	DATE 24.2.2026
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CHECKED BY	DATE
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APPROVED BY	DATE
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LEGEND

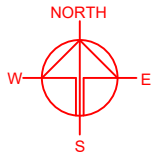
- APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITES

DWG. TITLE
ALTERNATIVE SITES

DWG NO. PLAN 6	VER. 001
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EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 7,736 m² (ABOUT)
AERIAL PHOTO NO. : E218050C
DATE OF PHOTO : 25/2/2024
SOURCE OF AERIAL PHOTO : SURVEY & MAPPING OFFICE, LANDSD




APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

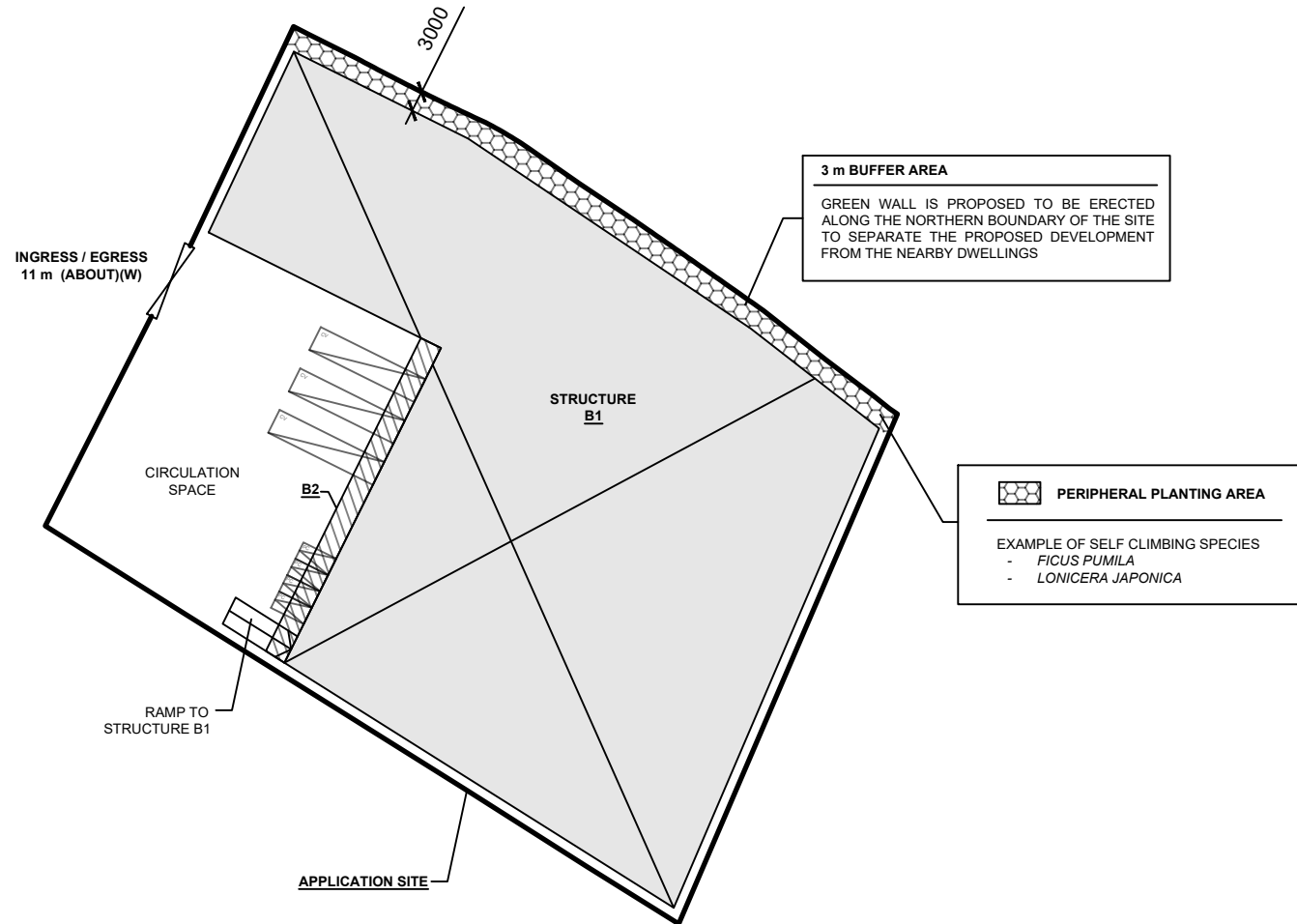
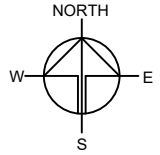
PLANNING CONSULTANT	
	
PROJECT	
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)	
SITE LOCATION	
LOT 3719 S.C RP (PART) IN D.D. 104, POK WAI, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 1500 @ A4	
DRAWN BY	DATE
MN	24.2.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
AERIAL PHOTO OF THE SITE	
DWG. NO.	VER.
PLAN 7	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 7,736 m ²	(ABOUT)
COVERED AREA	: 5,538 m ²	(ABOUT)
UNCOVERED AREA	: 2,198 m ²	(ABOUT)
PLOT RATIO	: 1.4	(ABOUT)
SITE COVERAGE	: 72 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 10,931 m ²	(ABOUT)
TOTAL GFA	: 10,931 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 13 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	5,393m ² (ABOUT)	10,786 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER FOR L/UL ACTIVITIES	145 m ² (ABOUT)	145 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		5,538 m² (ABOUT)	10,931 m² (ABOUT)	

*D.D.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 3719 S.C.RP (PART) IN D.D. 104, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

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DRAWN BY: MN DATE: 24.2.2026

CHECKED BY: DATE:

APPROVED BY: DATE:

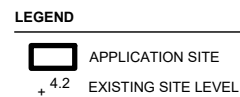
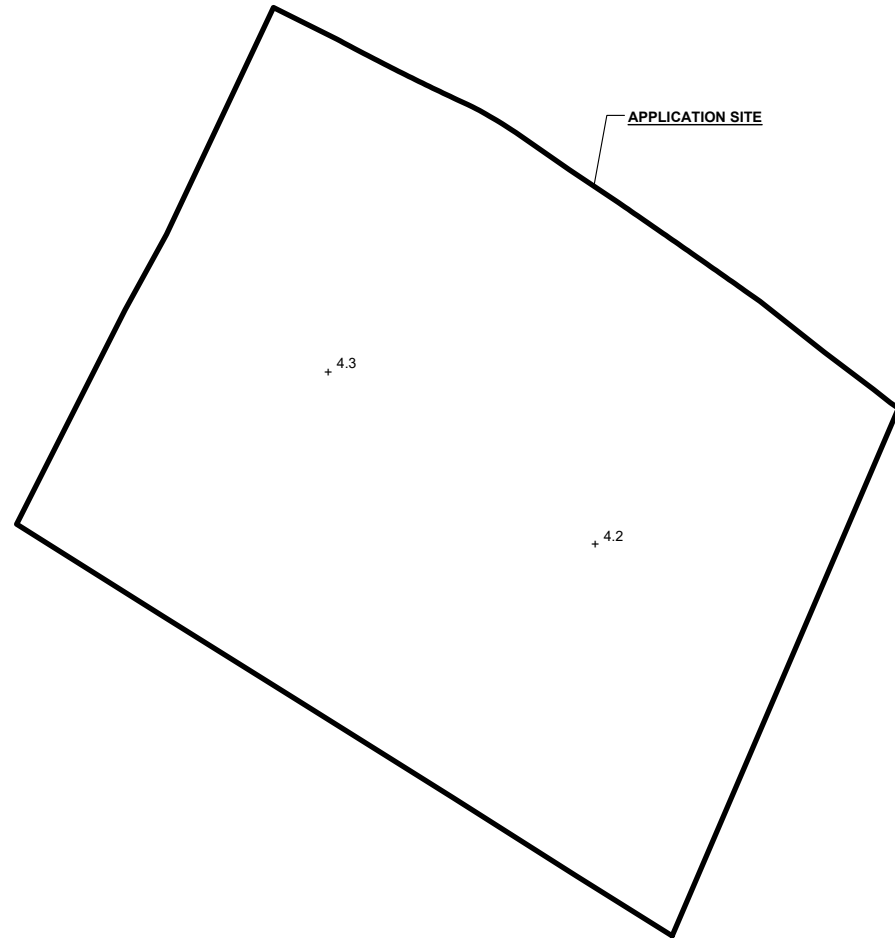
DWG. TITLE

LAYOUT PLAN

DWG NO. VER. PLAN 1 001

EXISTING CONDITION OF THE APPLICATION SITE

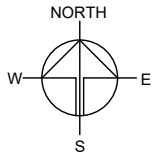
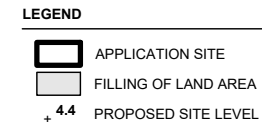
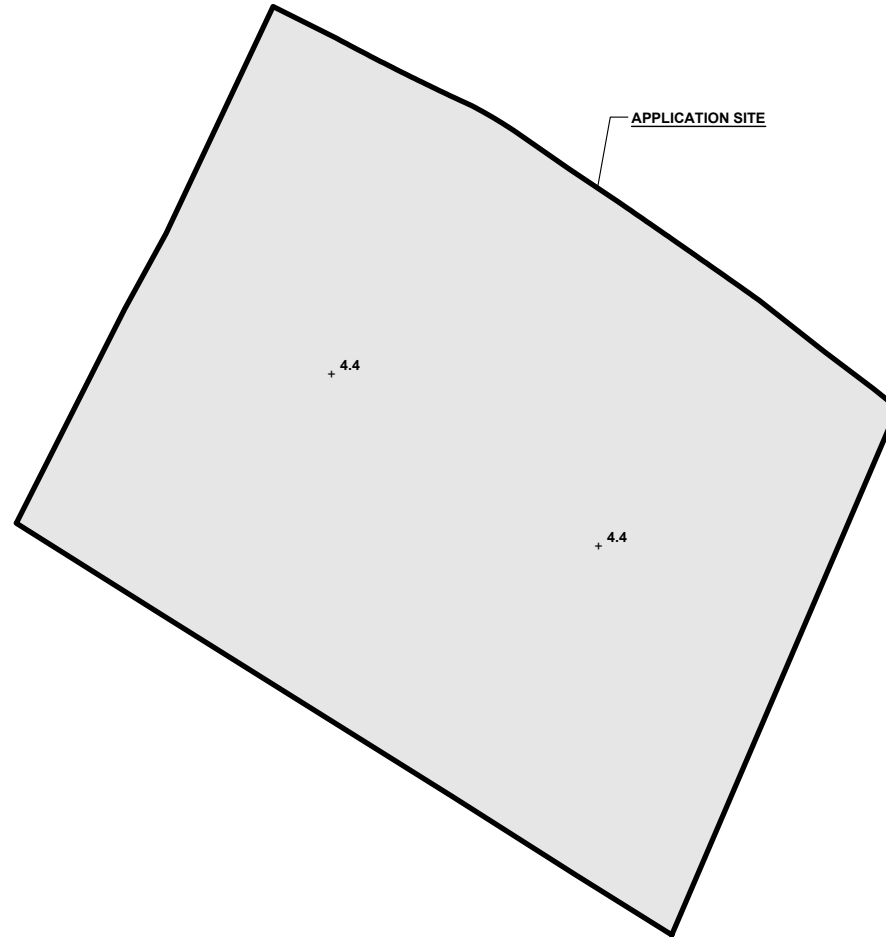
APPLICATION SITE AREA : 7,736 m² (ABOUT)
 EXISTING GROUND SURFACE : SOILED GROUND AND PARTIALLY HARD-PAVED
 EXISTING SITE LEVELS : +4.2 mPD TO +4.3 mPD (ABOUT)



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

PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA : 7,736 m² (ABOUT)
 COVERED BY STRUCTURE : NOT APPLICABLE (ABOUT)
 PROPOSED FILLING AREA : 7,736 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
 PROPOSED SITE LEVELS : +4.4 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 USE : PARKING AND LOADING / UNLOADING SPACE, SITE FORMATION OF STRUCTURE AND CIRCULATION AREA



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PROJECT

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

SITE LOCATION

LOT 3719 S.C.RP (PART) IN D.D. 104, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	24.2.2026

REVISED BY	DATE

APPROVED BY	DATE

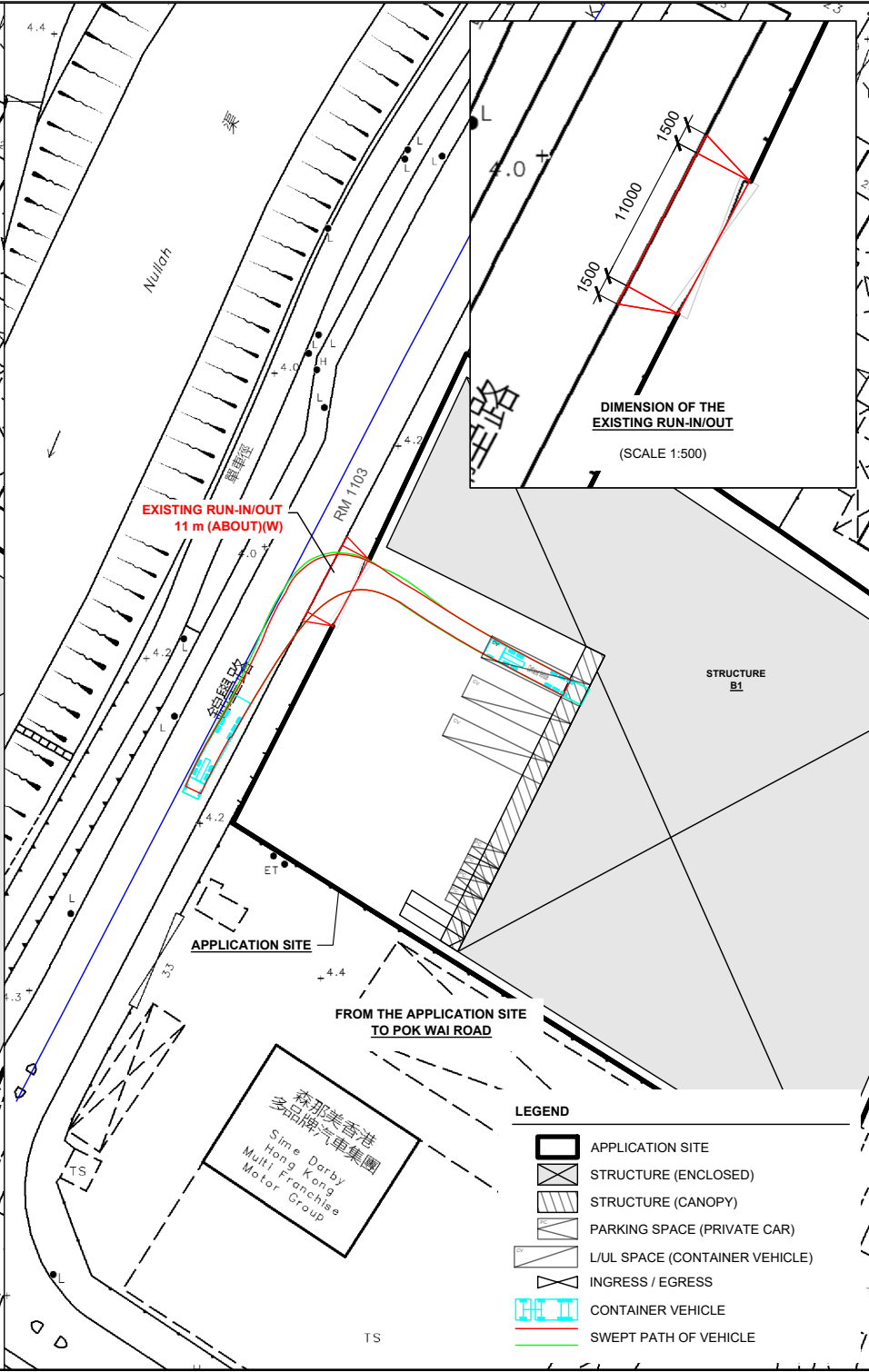
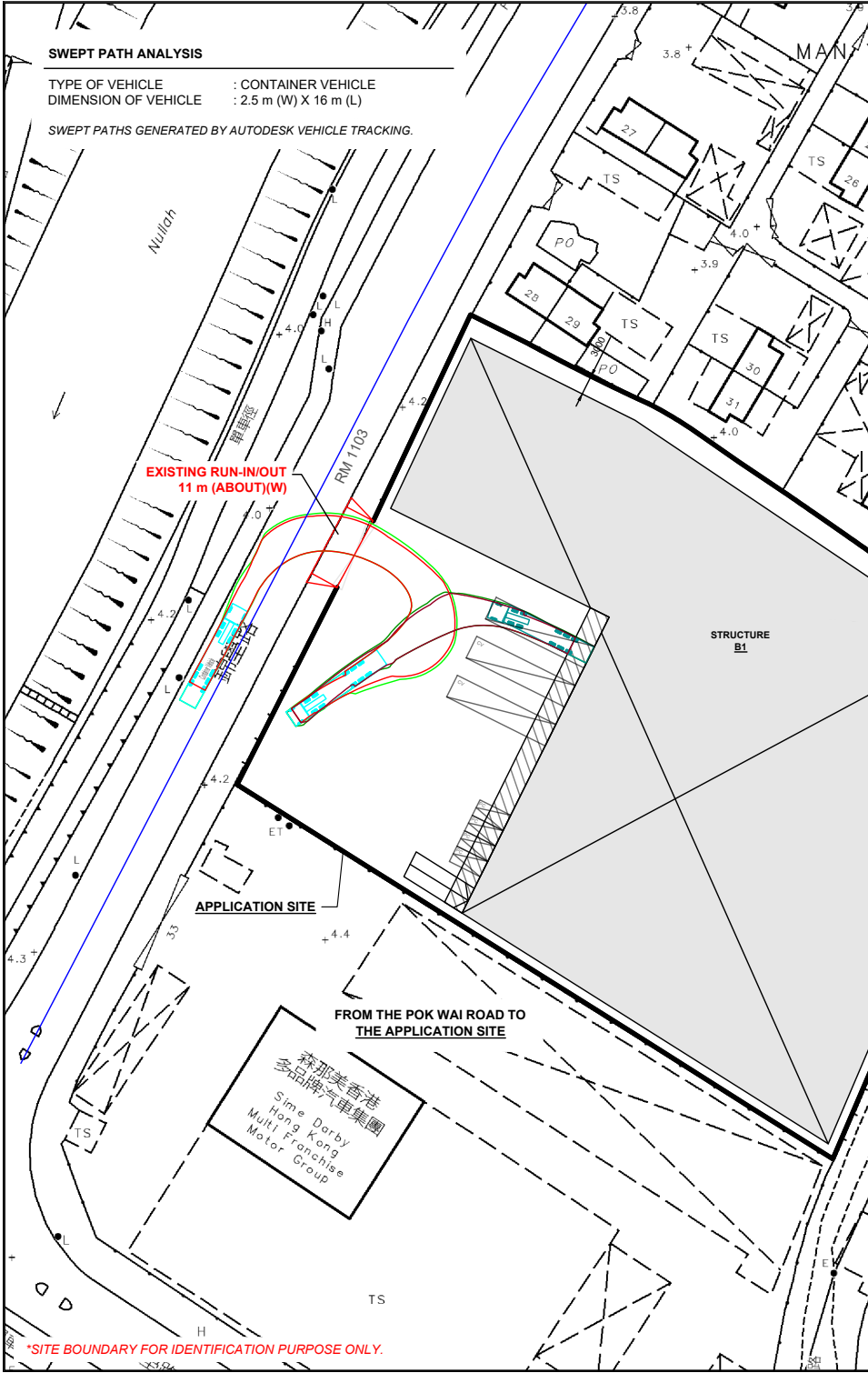
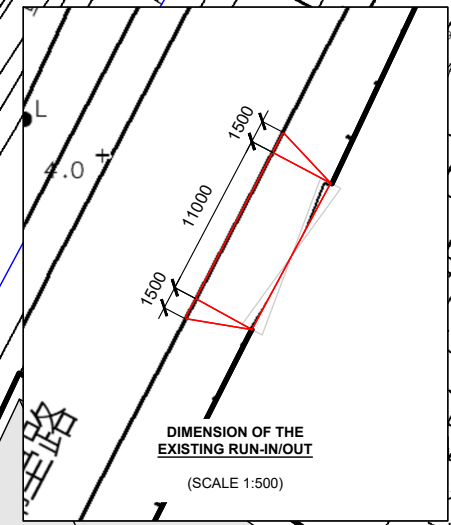
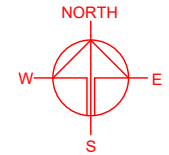
DWG. TITLE
 FILLING OF LAND

DWG NO. PLAN 9	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.



APPLICATION SITE

STRUCTURE B1

FROM THE POK WAI ROAD TO THE APPLICATION SITE

森那美香港
 多品牌汽車集團
 Sime Darby
 Hong Kong
 Multi Franchise
 Motor Group

APPLICATION SITE

STRUCTURE B1

FROM THE APPLICATION SITE TO POK WAI ROAD

森那美香港
 多品牌汽車集團
 Sime Darby
 Hong Kong
 Multi Franchise
 Motor Group

LEGEND

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

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 3719 S.C RP (PART) IN D.D. 104, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE
 1: 1000 @ A4

DRAWN BY: MN DATE: 24.2.2026

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
 SWEEP PATH ANALYSIS (CV)

DWG NO. PLAN 10 VER. 001