

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-NSW/373**
关于申请编号 A/YL-NSW/373 的拟议用途/发展的概括发展规范

Application No. 申请编号	A/YL-NSW/373		
Location/address 位置／地址	Various Lots in D.D. 104 and Adjoining Government Land, Pok Wai, Yuen Long 元朗壆围丈量约份第 104 约多个地段和毗连政府土地		
Site area 地盘面积	About 约 9,280 sq. m 平方米 (Includes Government Land of about 包括政府土地约 470 sq. m 平方米)		
Plan 图则	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12 南生围分区计划大纲核准图编号 S/YL-NSW/12		
Zoning 地带	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" 「其他指定用途」注明「综合发展包括湿地修复区」		
Type of Application 申请类别	Temporary Use/Development in Rural Areas for a Period of 3 Years 位於乡郊地区的临时用途/发展为期 3 年		
Applied use/ development 申请用途/发展	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years 临时货仓（危险品仓库除外）连附属设施及相关的填土工程（为期 3 年）		
Gross floor area and/or plot ratio 总楼面面积及／ 或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 约 13,866.5	About 约 1.49
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	8	
Building height/ No. of storeys 建筑物高度／层数	Domestic 住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	Not more than 不多於 15	m 米
		-	mPD 米(主水平基准上)
		Not more than 不多於 2	Storey(s) 层
Site coverage 上盖面积	About 约 76 %		

No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目	Total no. of vehicle spaces 停车位总数	5
	Private Car Parking Spaces 私家车车位	5
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数	12
	Container Vehicle Spaces 货柜车车位	12

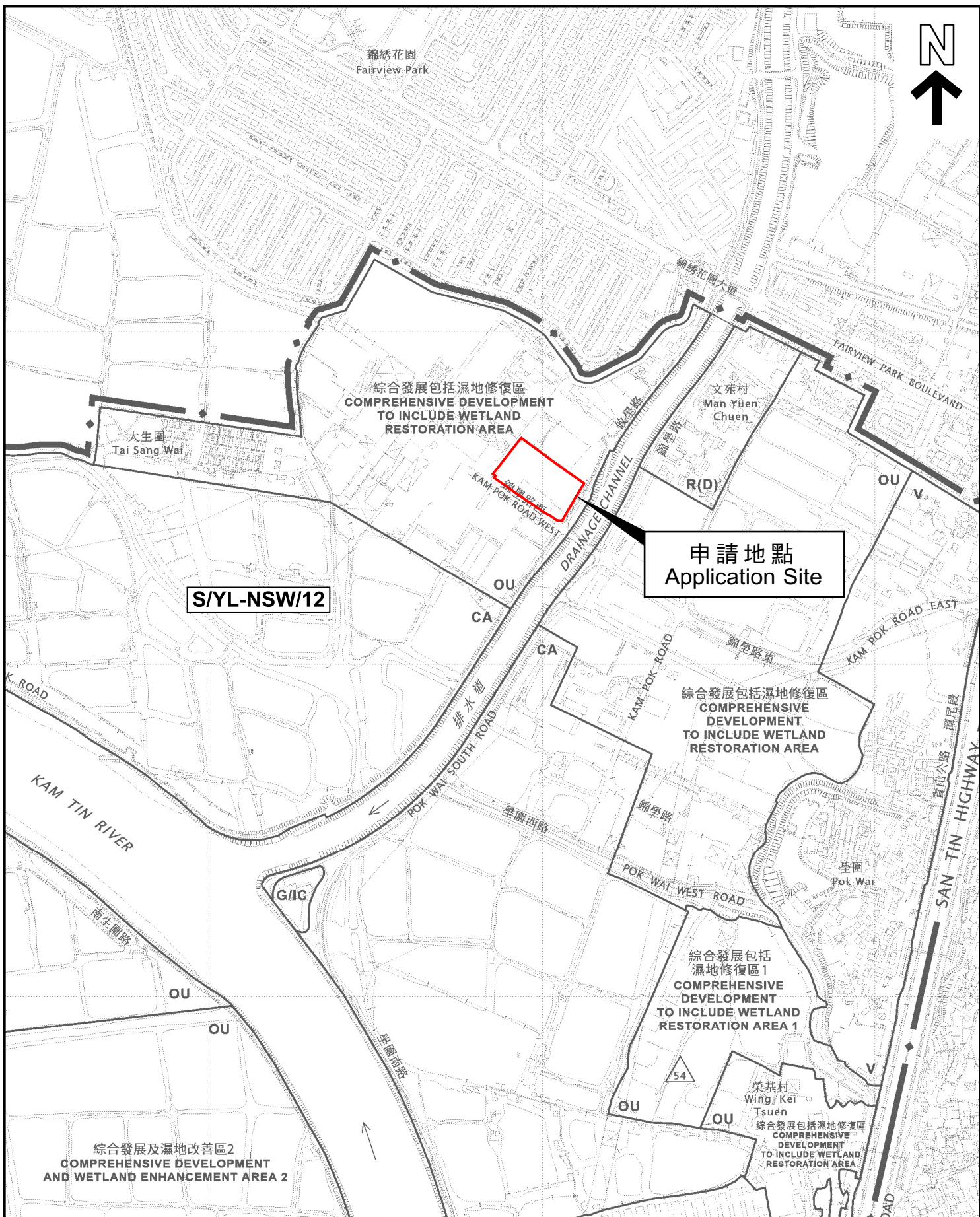
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

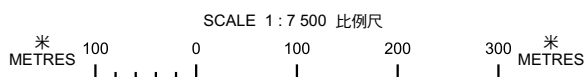
Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	Chinese 中文	English 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	☐	☒
Block plan(s) 楼宇位置图	☐	☐
Floor plan(s) 楼宇平面图	☐	☐
Sectional plan(s) 截视图	☐	☐
Elevation(s) 立视图	☐	☐
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	☐	☐
Others (please specify) 其他（请注明）	☐	☒
<u>Location Plan 位置图</u>		
<u>Site Plan 平面图</u>		
<u>Land Status Plan 土地类别图</u>		
<u>Land Filling Plan 填土工程范围图</u>		
<u>Extract of Nam Sang Wai Outline Zoning Plan 南生围分区计划大纲核准图摘录</u>		
<u>Site Drainage Plan 地盘排水图</u>		
<u>Swept Path Analysis Plan 行车线分析图</u>		
<u>Vehicular Access Plan 行车通道图</u>		
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	☐	☒
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	☐	☐
Visual impact assessment 视觉影响评估	☐	☐
Landscape impact assessment 景观影响评估	☐	☐
Tree Survey 树木调查	☐	☐
Geotechnical impact assessment 土力影响评估	☐	☐
Drainage impact assessment 排水影响评估	☐	☐
Sewerage impact assessment 排污影响评估	☐	☐
Risk Assessment 风险评估	☐	☐
Others (please specify) 其他（请注明）	☐	☐
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

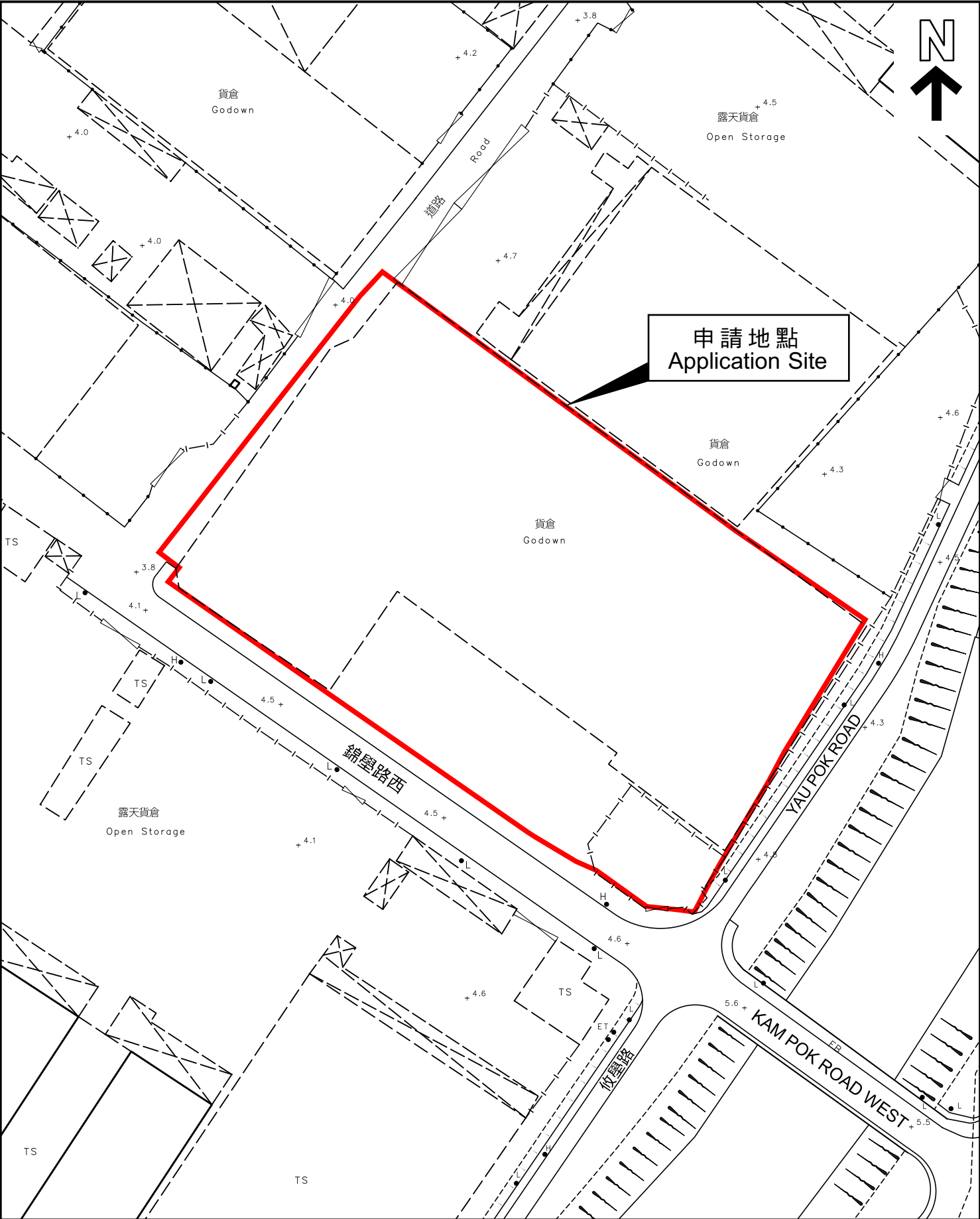
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參考編號
REFERENCE No.
A/YL-NSW/373





本摘要圖於2026年7月20日擬備，
所根據的資料為測量圖編號
2-SE-21A
EXTRACT PLAN PREPARED ON 20.7.2026
BASED ON SURVEY SHEET No.
2-SE-21A

平面圖 SITE PLAN

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

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