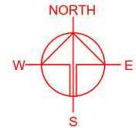



LOCATION OF THE APPLICATION SITE
 APPLICATION SITE AREA : 7,736 m² (ABOUT)
VEHICULAR ACCESS
 ACCESSIBLE FROM KAM POK ROAD EAST VIA KAM POK ROAD



PLANNING CONSULTANT	
	
PROJECT	
PROPOSED WAREHOUSE (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 : 3000 @ A1	
DRAWN BY	DATE
MN	24.2.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LOCATION PLAN	
DWG. NO.	SER.
PLAN 1	001

LEGEND
 APPLICATION SITE

(摘錄自申請人於 30.3.2026 呈交的申請書)
 (Extract from Applicant's Submission of 30.3.2026)

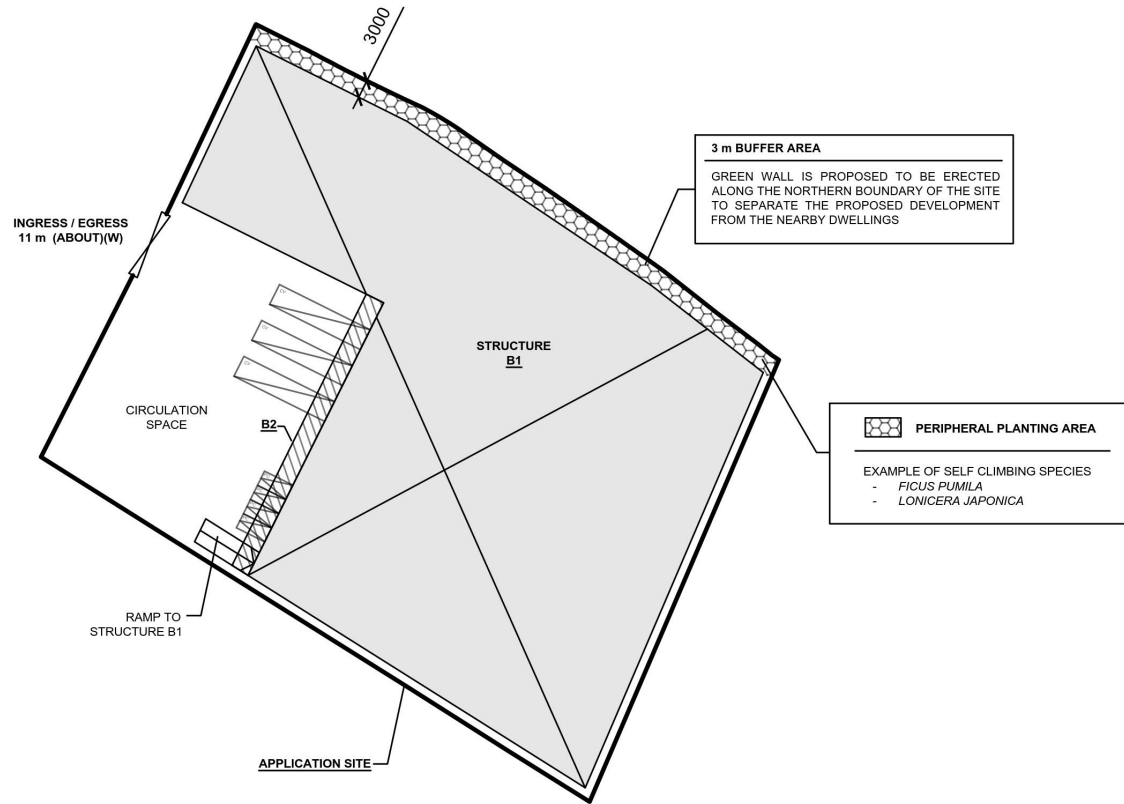
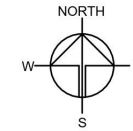
參考編號 REFERENCE No. A/YL-NSW/367	繪圖 DRAWING A - 1
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DEVELOPMENT PARAMETERS

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.*)	5,393m ² (ABOUT)	10,786 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	SITE OFFICE, WASHROOM RAIN SHELTER FOR L/LUL ACTIVITIES	145 m ² (ABOUT)	145 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		5,538 m² (ABOUT)	10,931 m² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



3 m BUFFER AREA
GREEN WALL IS PROPOSED TO BE ERECTED ALONG THE NORTHERN BOUNDARY OF THE SITE TO SEPARATE THE PROPOSED DEVELOPMENT FROM THE NEARBY DWELLINGS

PERIPHERAL PLANTING AREA
EXAMPLE OF SELF CLIMBING SPECIES
- FICUS PUMILA
- LONICERA JAPONICA

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/LUL SPACE FOR CONTAINER VEHICLE	: 3
DIMENSION OF L/LUL 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/LUL 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

1 : 1000 @ A4

DRAWN BY: MN DATE: 24.2.2026

REVISED BY: LT DATE: 18.5.2026

APPROVED BY: DATE:

DWG. TITLE

LAYOUT PLAN

DWG. NO. PLAN 1

SER. 001

(摘錄自申請人於 19. 5. 2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 19.5.2026)

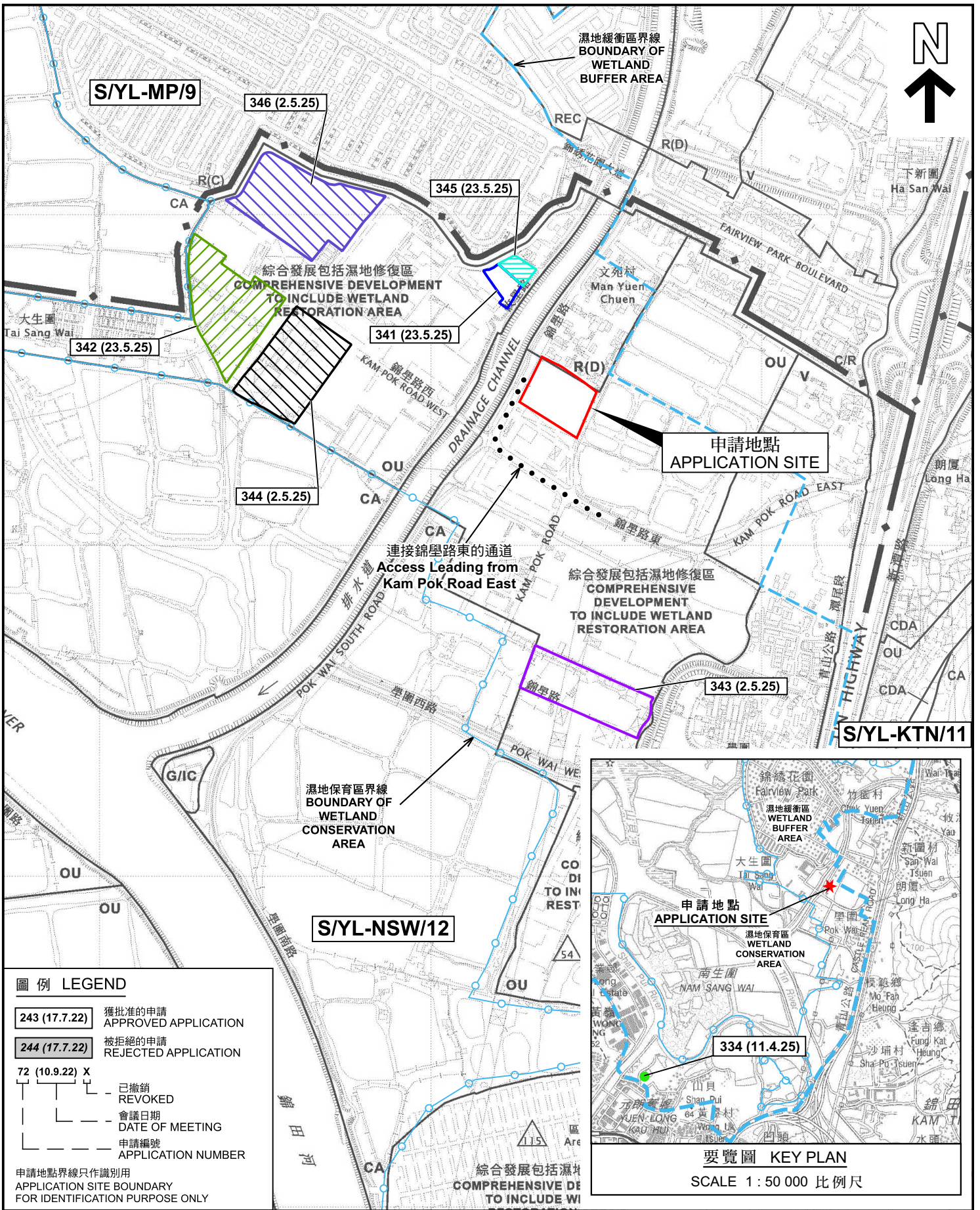
參考編號
REFERENCE No.
A/YL-NSW/367

繪圖
DRAWING
A - 2



(摘錄自申請人於 30.3.2026 呈交的申請書)
(Extract from Applicant's
Submission of 30.3.2026)

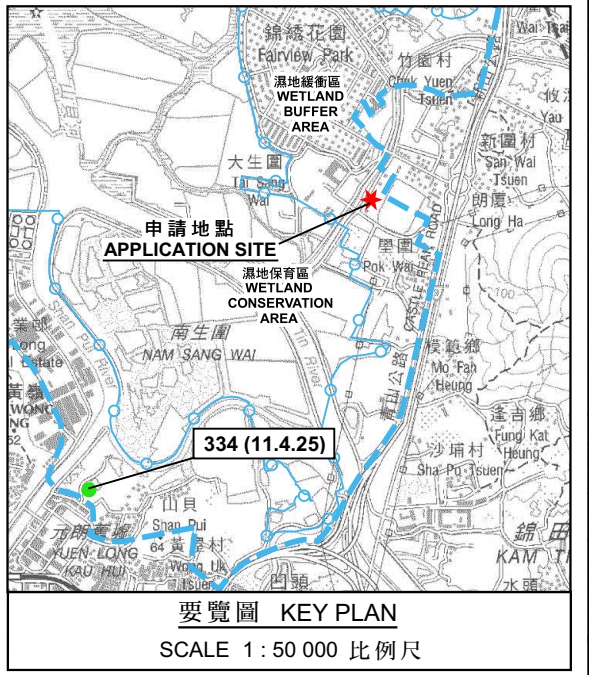
<p style="margin: 0;">參考編號 REFERENCE No. A/YL-NSW/367</p>	<p style="margin: 0;">繪圖 DRAWING A - 3</p>
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圖例 LEGEND

243 (17.7.22)	獲批准的申請 APPROVED APPLICATION
244 (17.7.22)	被拒絕的申請 REJECTED APPLICATION
72 (10.9.22) X	已撤銷 REVOKED
---	會議日期 DATE OF MEETING
---	申請編號 APPLICATION NUMBER

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



本摘要圖於2026年5月7日擬備，所根據的資料為於2026年3月31日核准的分區計劃大綱圖編號 S/YL-NSW/12 EXTRACT PLAN PREPARED ON 7.5.2026 BASED ON OUTLINE ZONING PLAN No. S/YL-NSW/12 APPROVED ON 31.3.2026

位置圖 LOCATION PLAN

擬議臨時貨倉(危險品倉庫除外)連附屬設施及相關填土工程(為期3年)
元朗學圍丈量約份第104約地段第3719號C分段餘段(部分)
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS LOT 3719 S.C RP (PART) IN D.D. 104, POK WAI, YUEN LONG

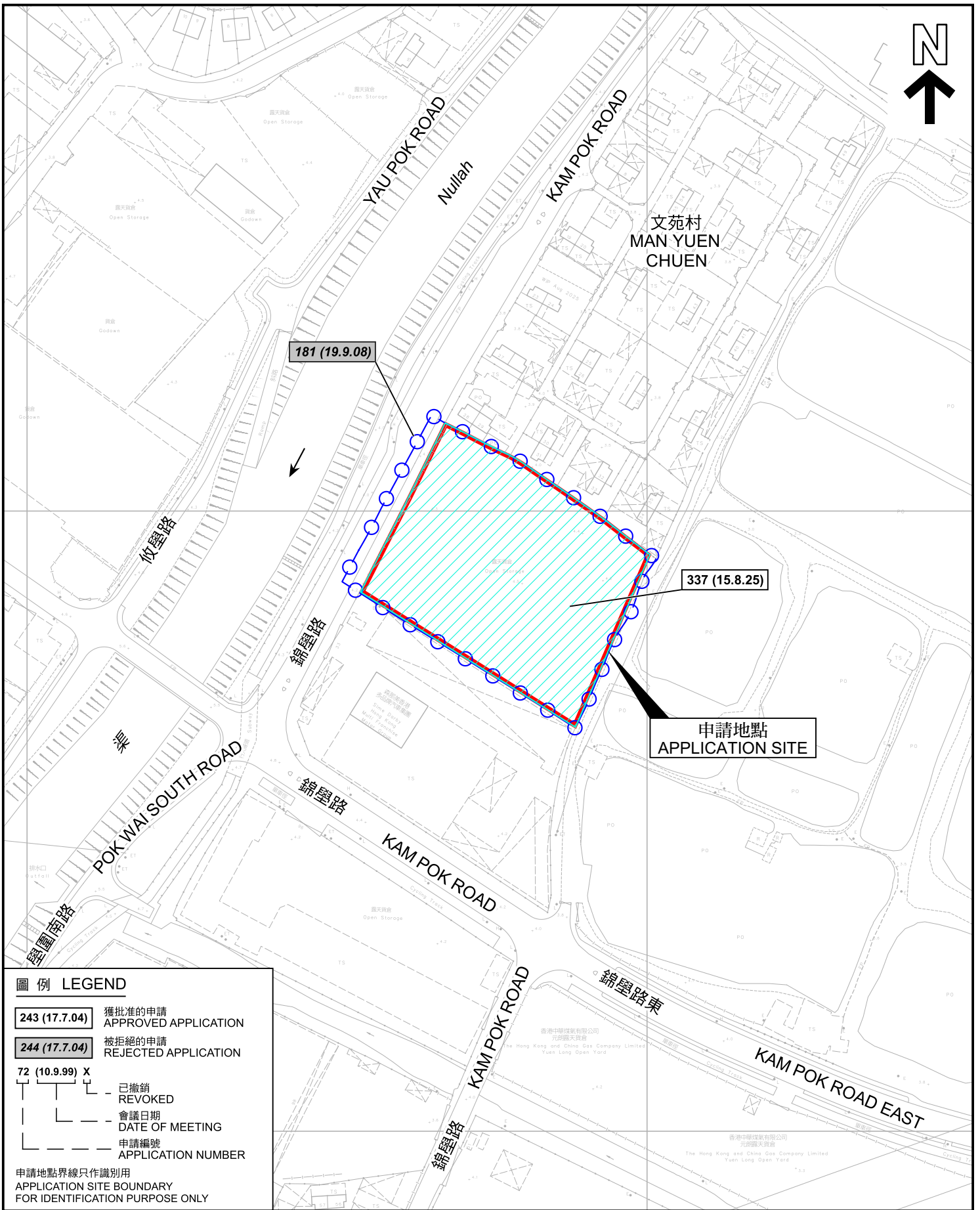
SCALE 1 : 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-NSW/367

圖 PLAN
A-1a



圖例 LEGEND

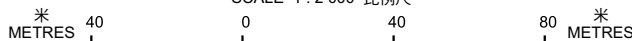
- 243 (17.7.04)** 獲批准的申請
APPROVED APPLICATION
- 244 (17.7.04)** 被拒絕的申請
REJECTED APPLICATION
- 72 (10.9.99) X**
 - 已撤銷
REVOKED
 - 會議日期
DATE OF MEETING
 - 申請編號
APPLICATION NUMBER

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

先前申請圖 PREVIOUS APPLICATION PLAN

擬議臨時貨倉(危險品倉庫除外)連附屬設施及
相關填土工程(為期3年)
元朗學圍丈量約份第104約地段第3719號C分段餘段(部分)
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS
GOODS GODOWN) WITH ANCILLARY FACILITIES AND
ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
LOT 3719 S.C RP (PART) IN D.D. 104, POK WAI, YUEN LONG

SCALE 1 : 2 000 比例尺

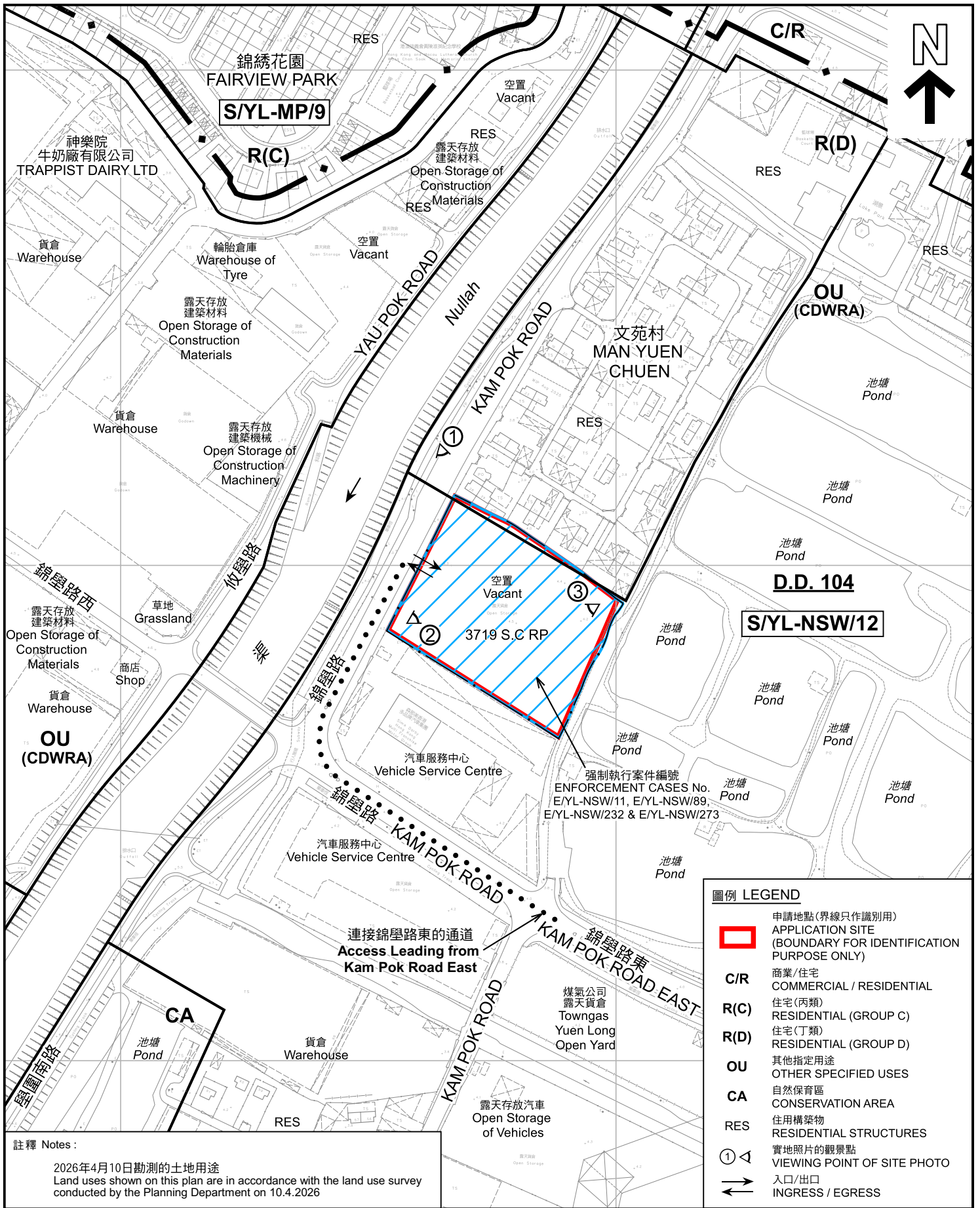


規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-NSW/367

圖 PLAN
A-1b

本摘要圖於2026年5月7日擬備，
所根據的資料為測量圖編號
2-SE-21A、21B、21C 及 21D
EXTRACT PLAN PREPARED ON 7.5.2026
BASED ON SURVEY SHEETS No.
2-SE-21A, 21B, 21C & 21D



圖例 LEGEND

	申請地點(界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
C/R	商業/住宅 COMMERCIAL / RESIDENTIAL
R(C)	住宅(丙類) RESIDENTIAL (GROUP C)
R(D)	住宅(丁類) RESIDENTIAL (GROUP D)
OU	其他指定用途 OTHER SPECIFIED USES
CA	自然保育區 CONSERVATION AREA
RES	住用構築物 RESIDENTIAL STRUCTURES
① ◁	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
↔	入口/出口 INGRESS / EGRESS

註釋 Notes:
2026年4月10日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 10.4.2026

平面圖 SITE PLAN

擬議臨時貨倉(危險品倉庫除外)連附屬設施及
相關填土工程(為期3年)
元朗學圍丈量約份第104約地段第3719號C分段餘段(部分)
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS
GOODS GODOWN) WITH ANCILLARY FACILITIES AND
ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
LOT 3719 S.C RP (PART) IN D.D. 104, POK WAI, YUEN LONG

SCALE 1:2 500 比例尺

米 METRES 50 0 50 100 米 METRES

本摘要圖於2026年5月7日擬備，
所根據的資料為測量圖編號
2-SE-21A、21B、21C 及 21D
EXTRACT PLAN PREPARED ON 7.5.2026
BASED ON SURVEY SHEETS No.
2-SE-21A, 21B, 21C & 21D

規劃署
Planning Department

參考編號 REFERENCE No. A/YL-NSW/367	圖 PLAN A-2
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錦綉花園
FAIRVIEW PARK

YAU POK ROAD
Nuijah

KAM POK ROAD

文苑村
MAN YUEN
CHUEN

錦學路西
KAM POK ROAD WEST

錦學路
KAM POK ROAD

破壘路
POK WAI SOUTH ROAD

POK WAI SOUTH ROAD

連接錦學路東的通道
Access Leading from
Kam Pok Road East

錦學路

錦學路東
KAM POK ROAD EAST

KAM POK ROAD EAST

KAM POK ROAD

圖例 LEGEND

-  申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
-  入口/出口
INGRESS / EGRESS

航攝照片 AERIAL PHOTO

擬議臨時貨倉(危險品倉庫除外)連附屬設施及
相關填土工程(為期3年)
元朗壘圍丈量約份第104約地段第3719號C分段餘段(部分)
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS
GOODS GODOWN) WITH ANCILLARY FACILITIES AND
ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
LOT 3719 S.C RP (PART) IN D.D. 104, POK WAI, YUEN LONG



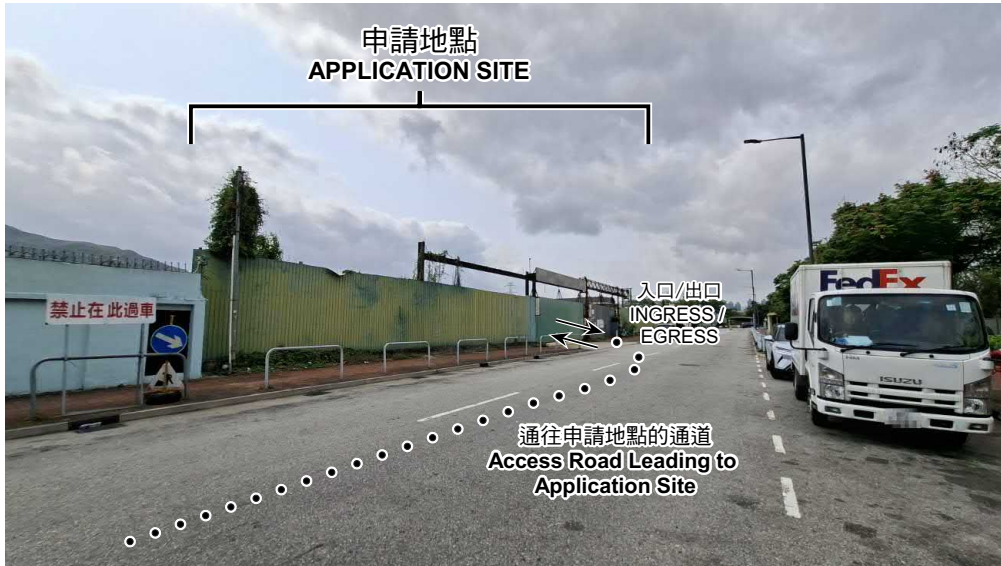
規畫署
Planning Department

參考編號
REFERENCE No.
A/YL-NSW/367

圖 PLAN
A-3

本摘要圖於2026年5月7日擬備，
所根據的資料為地政總署於2025年6月10日
拍得的航攝照片編號 E257918C
EXTRACT PLAN PREPARED ON 7.5.2026
BASED ON AERIAL PHOTO No.
E257918C TAKEN ON 10.6.2025
BY LANDS DEPARTMENT

1



2



3



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

實地照片 SITE PHOTOS

擬議臨時貨倉(危險品倉庫除外)連附屬設施及
 相關填土工程(為期3年)
 元朗壘圍丈量約份第104約地段第3719號C分段餘段(部分)
 PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS
 GOODS GODOWN) WITH ANCILLARY FACILITIES AND
 ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
 LOT 3719 S.C RP (PART) IN D.D. 104, POK WAI, YUEN LONG



規劃署
 Planning Department

參考編號
 REFERENCE No.
 A/YL-NSW/367

圖 PLAN
 A-4

本圖於2026年5月7日擬備，所根據的
 資料為攝於2026年4月10日的實地照片
 PLAN PREPARED ON 7.5.2026
 BASED ON SITE PHOTOS
 TAKEN ON 10.4.2026