

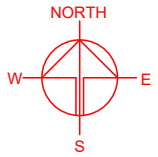
**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 4,904 m<sup>2</sup> (ABOUT)

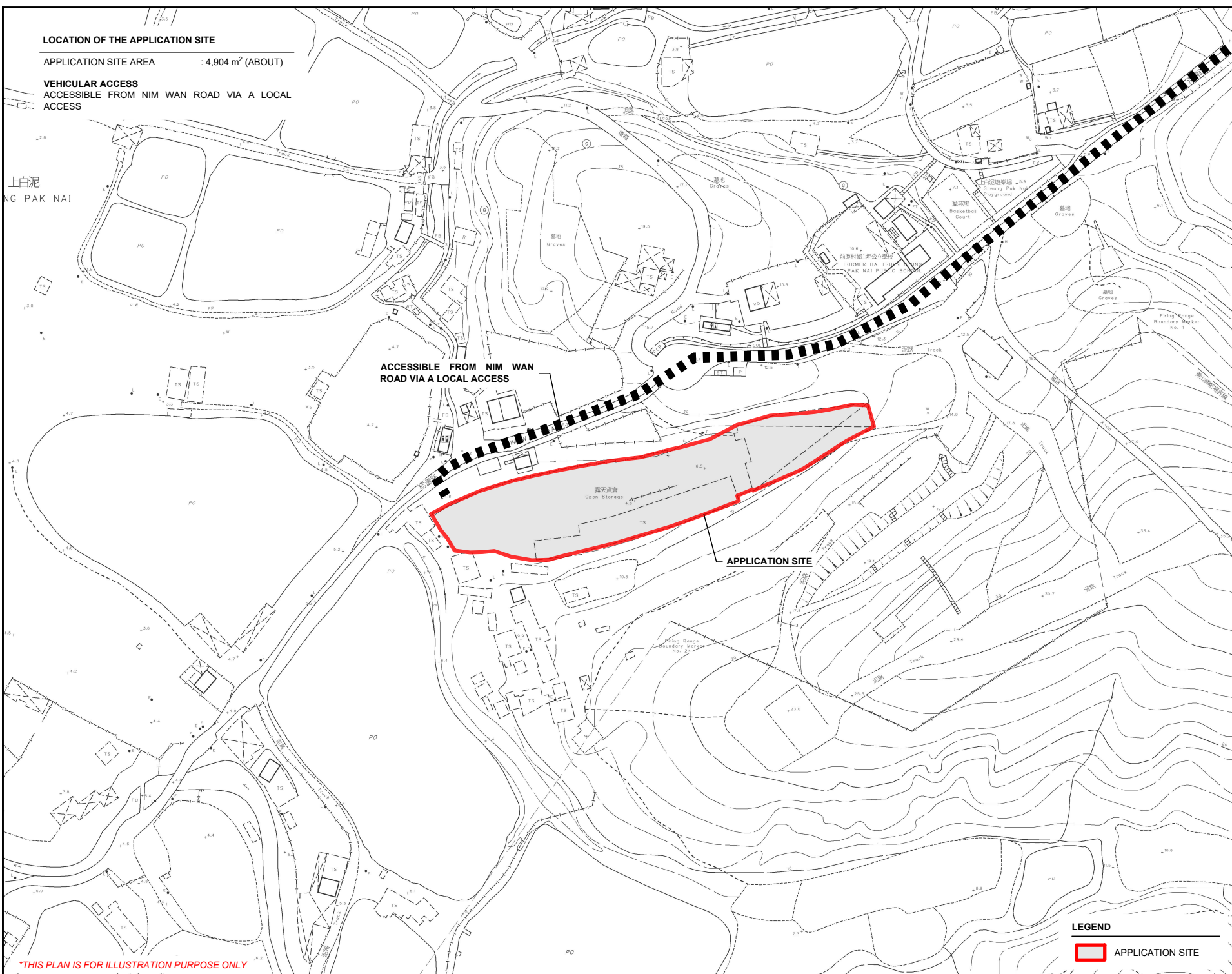
**VEHICULAR ACCESS**  
ACCESSIBLE FROM NIM WAN ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM NIM WAN ROAD VIA A LOCAL ACCESS

APPLICATION SITE



上白泥  
NG PAK NAI



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 8 (PART) IN D.D. 135, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

27.2.2023

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND

APPLICATION SITE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

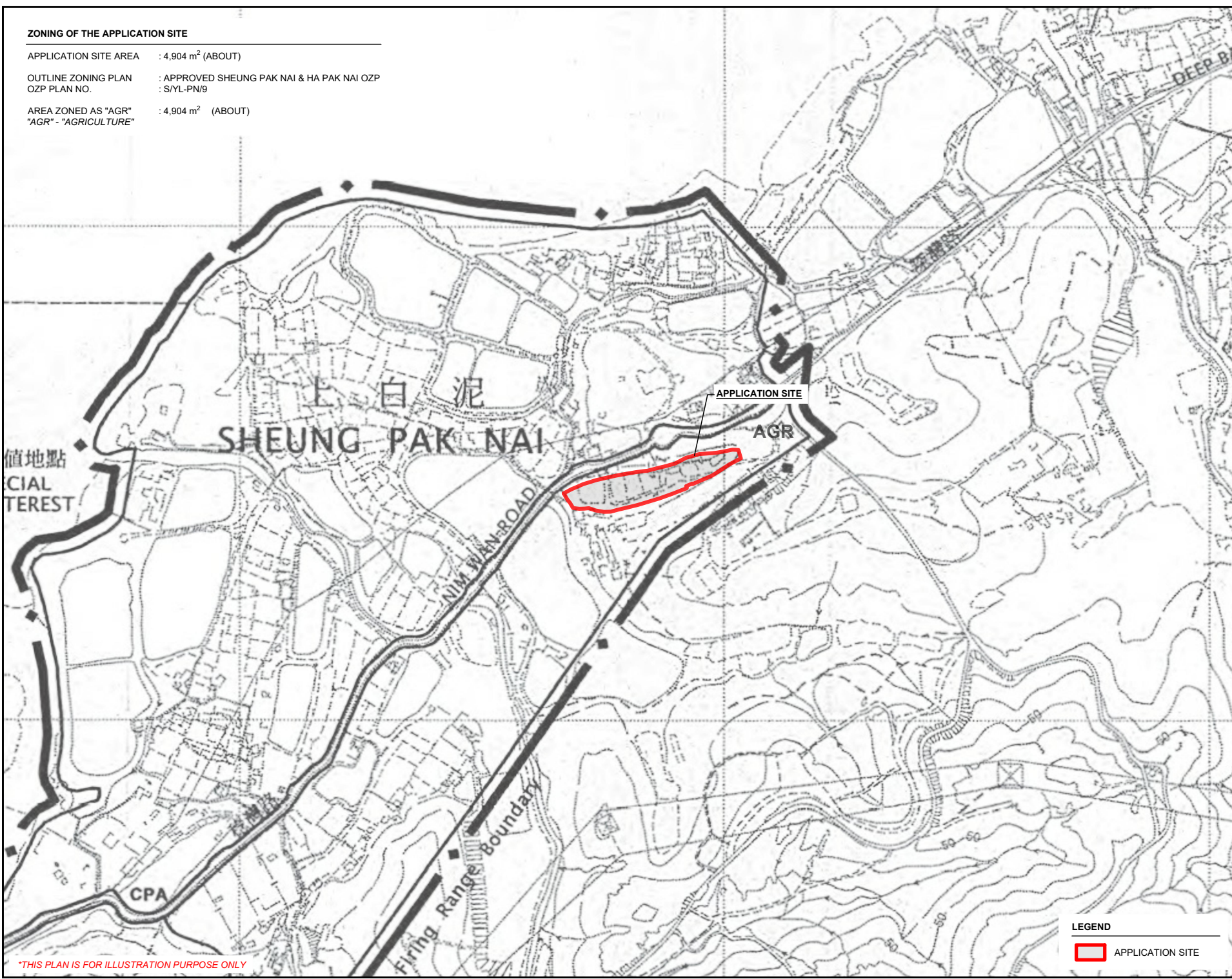
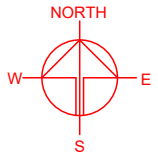
VER.

001

\*THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY

**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 4,904 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED SHEUNG PAK NAI & HA PAK NAI OZP  
 OZP PLAN NO. : S/YL-PN/9  
 AREA ZONED AS "AGR" : 4,904 m<sup>2</sup> (ABOUT)  
 "AGR" - "AGRICULTURE"



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

SITE LOCATION  
 LOT 8 (PART) IN D.D. 135, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE  
 1 : 5000 @ A4

DRAWN BY MN	DATE 27.2.2023
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CHECKED BY	DATE
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APPROVED BY	DATE
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**LEGEND**  
 APPLICATION SITE

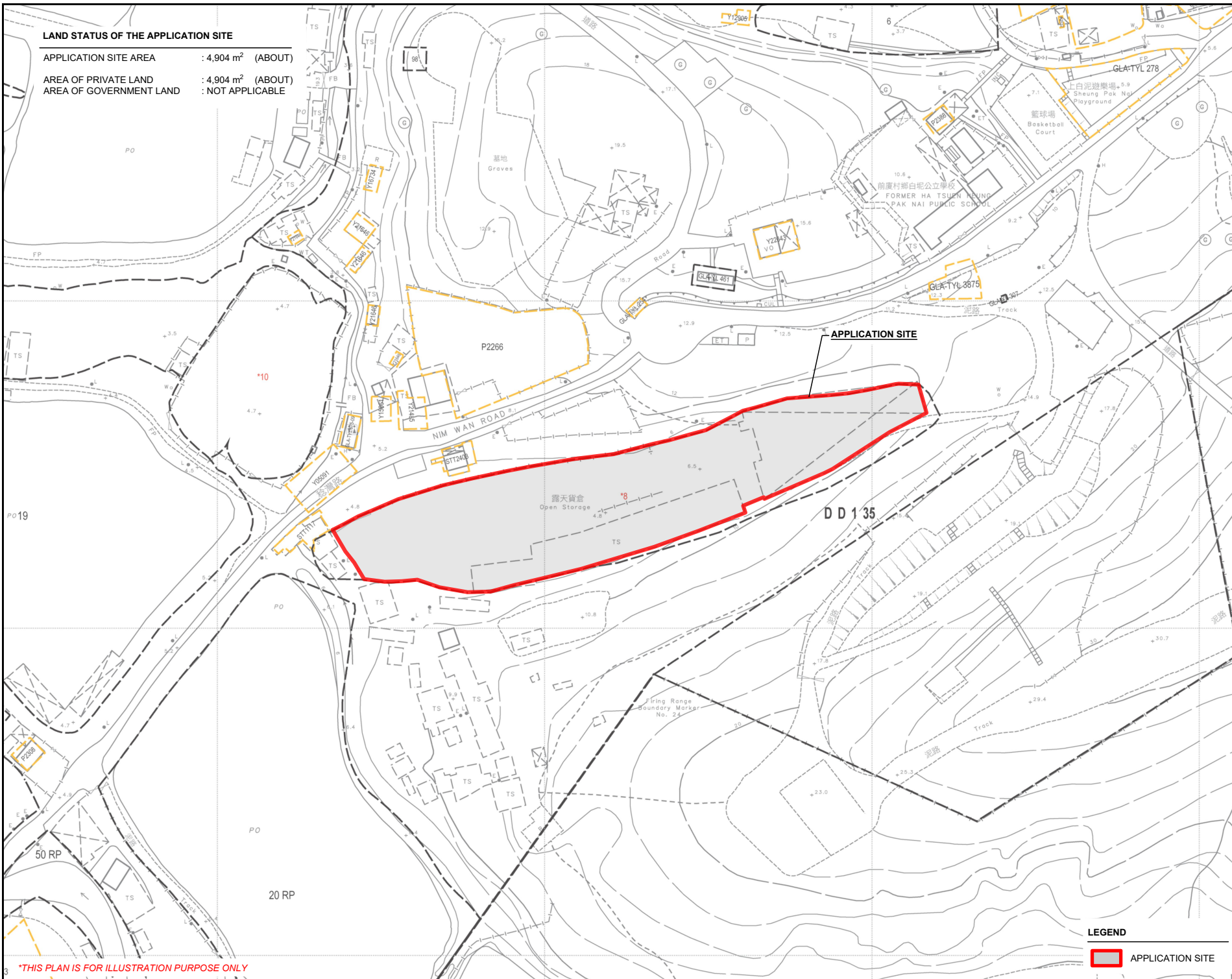
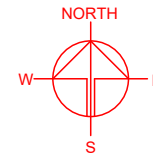
DWG. TITLE  
 ZONING OF THE SITE

DWG NO. PLAN 2	VER. 001
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\*THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY

**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 4,904 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 4,904 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



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PROJECT

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

SITE LOCATION

LOT 8 (PART) IN D.D. 135, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY	DATE
MN	27.2.2023

CHECKED BY	DATE

APPROVED BY	DATE

**LEGEND**

APPLICATION SITE

DWG. TITLE

LAND STATUS OF THE SITE

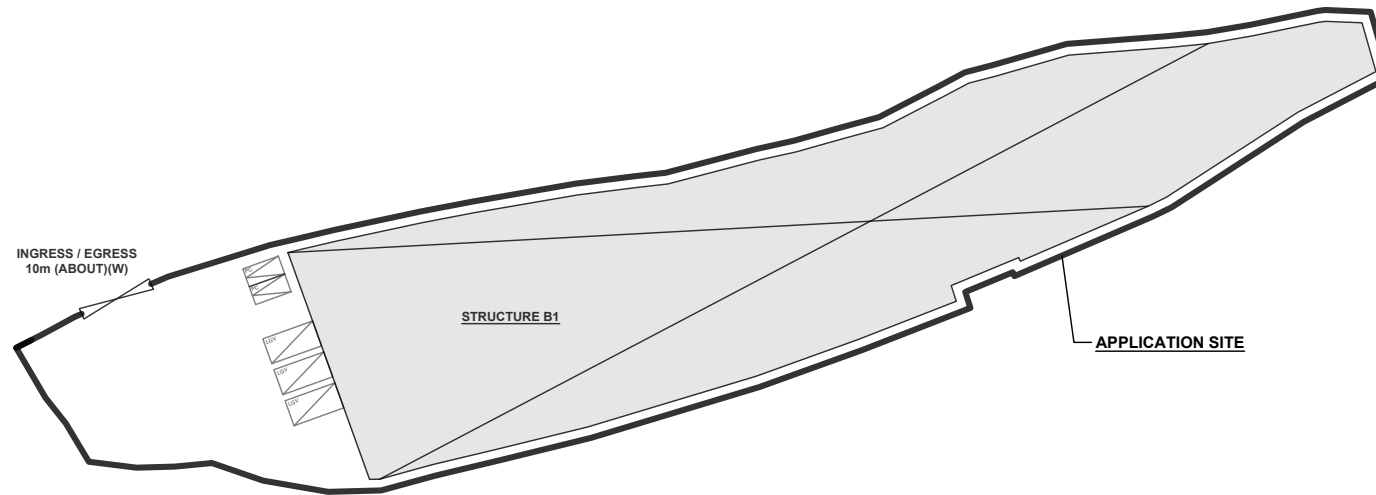
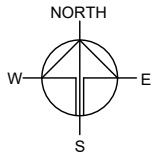
DWG. NO.	VER.
PLAN 3	001

\*THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 4,904 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 3,490 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,414 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 1.4	(ABOUT)
SITE COVERAGE	: 71 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 6,980 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 6,980 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 13 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE, FS PUMP ROOM FS WATER TANK, METER ROOM	3,490 m <sup>2</sup> (ABOUT)	6,980 m <sup>2</sup> (ABOUT)	13 m (ABOUT)(2-STOREY)
<b>TOTAL</b>		<b>3,490 m<sup>2</sup> (ABOUT)</b>	<b>6,980 m<sup>2</sup> (ABOUT)</b>	



**PARKING AND LOADING/UNLOADING PROVISION**

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 3
DIMENSION OF LOADING/UNLOADING SPACE	: 7m (L) X 3.5m (W)

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- LOADING / UNLOADING SPACE (LGV)
- PRIVATE CAR PARKING SPACE
- INGRESS / EGRESS

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PROJECT

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

SITE LOCATION

LOT 8 (PART) IN D.D. 135, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	24.5.2023

REVISED BY	DATE

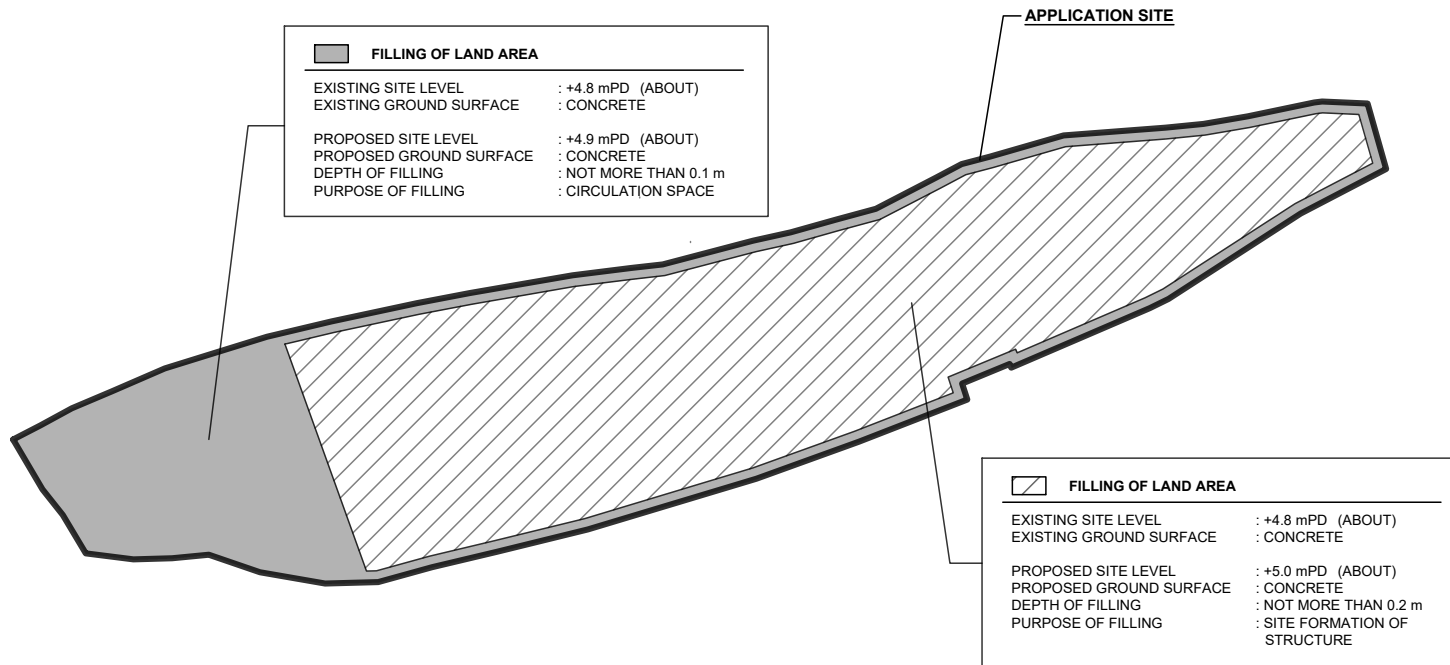
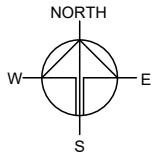
APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN

DWG NO.	VER.
PLAN 1	002

**PAVED RATIO OF THE APPLICATION SITE**

APPLICATION SITE AREA : 4,904 m<sup>2</sup> (ABOUT)  
 HARD-PAVED AREA : 4,904 m<sup>2</sup>, 100%\*\*\* (ABOUT)  
 USE : SITE FORMATION OF STRUCTURE,  
 PARKING, LOADING / UNLOADING  
 SPACE AND CIRCULATION SPACE



**LEGEND**

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 8 (PART) IN D.D. 135, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	27.2.2023

CHECKED BY	DATE

APPROVED BY	DATE

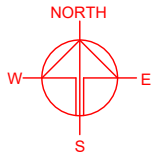
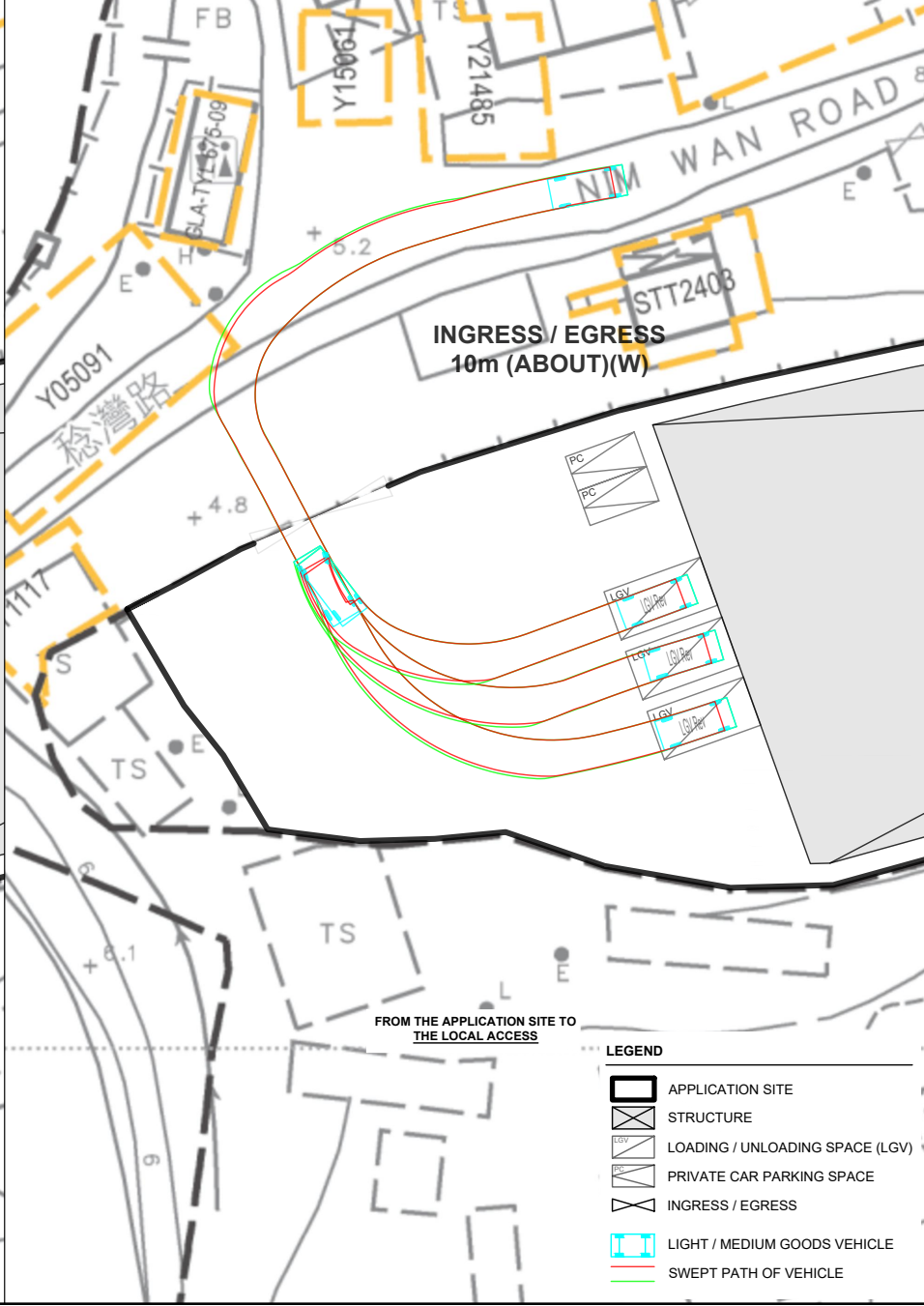
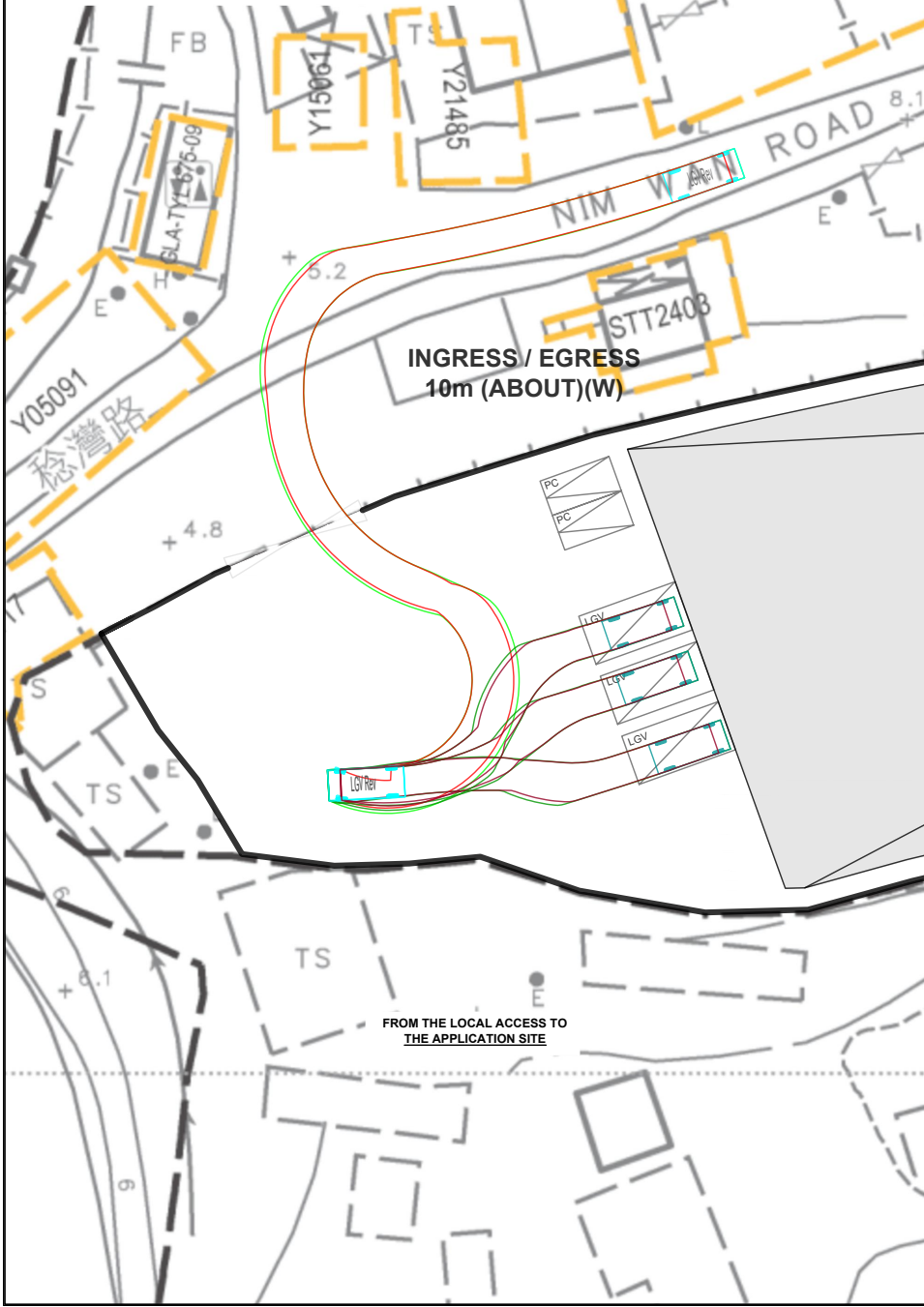
DWG. TITLE  
 FILLING OF LAND AREA

DWG NO.	VER.
PLAN 5	001

**SWEPT PATH ANALYSIS**

TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



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PROJECT

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

SITE LOCATION

LOT 8 (PART) IN D.D. 135, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY: MN DATE: 24.5.2023

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE: SWEPT PATH ANALYSIS

DWG NO.: PLAN 2 VER.: 002

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- LOADING / UNLOADING SPACE (LGV)
- PRIVATE CAR PARKING SPACE
- INGRESS / EGRESS
- LIGHT / MEDIUM GOODS VEHICLE
- SWEPT PATH OF VEHICLE