

**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 16,283 m<sup>2</sup> (ABOUT)

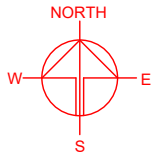
**VEHICULAR ACCESS**

ACCESSIBLE FROM NIM WAN ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM NIM WAN ROAD VIA A LOCAL ACCESS

APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND FISHING GROUND), HOLIDAY CAMP, BARBECUE SITE AND ANIMAL BOARDING ESTABLISHMENT WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 135 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY	DATE
MN	22.7.2025
REVISED BY	DATE
APPROVED BY	DATE

**LEGEND**

 APPLICATION SITE

DWG. TITLE  
LOCATION PLAN

DWG NO. PLAN 1	VER. 001
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# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 16,283 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED SHEUNG PAK NAI AND HA PAK NAI OZP  
 OZP PLAN NO. : S/YL-PN/9  
 ZONING OF THE SITE : "AGR" - "AGRICULTURE"

具特殊科學價值地點  
 SITE OF SPECIAL  
 SCIENTIFIC INTEREST

上 白 泥  
 SHEUNG PAK NAI

APPLICATION SITE

NIM WAN ROAD

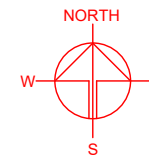
CPA

AGR

Tsing Shan Firing Range Boundary

## LEGEND

 APPLICATION SITE



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## SCALE

1 : 5000 @ A4

DRAWN BY MN DATE 22.7.2025

REVISED BY DATE

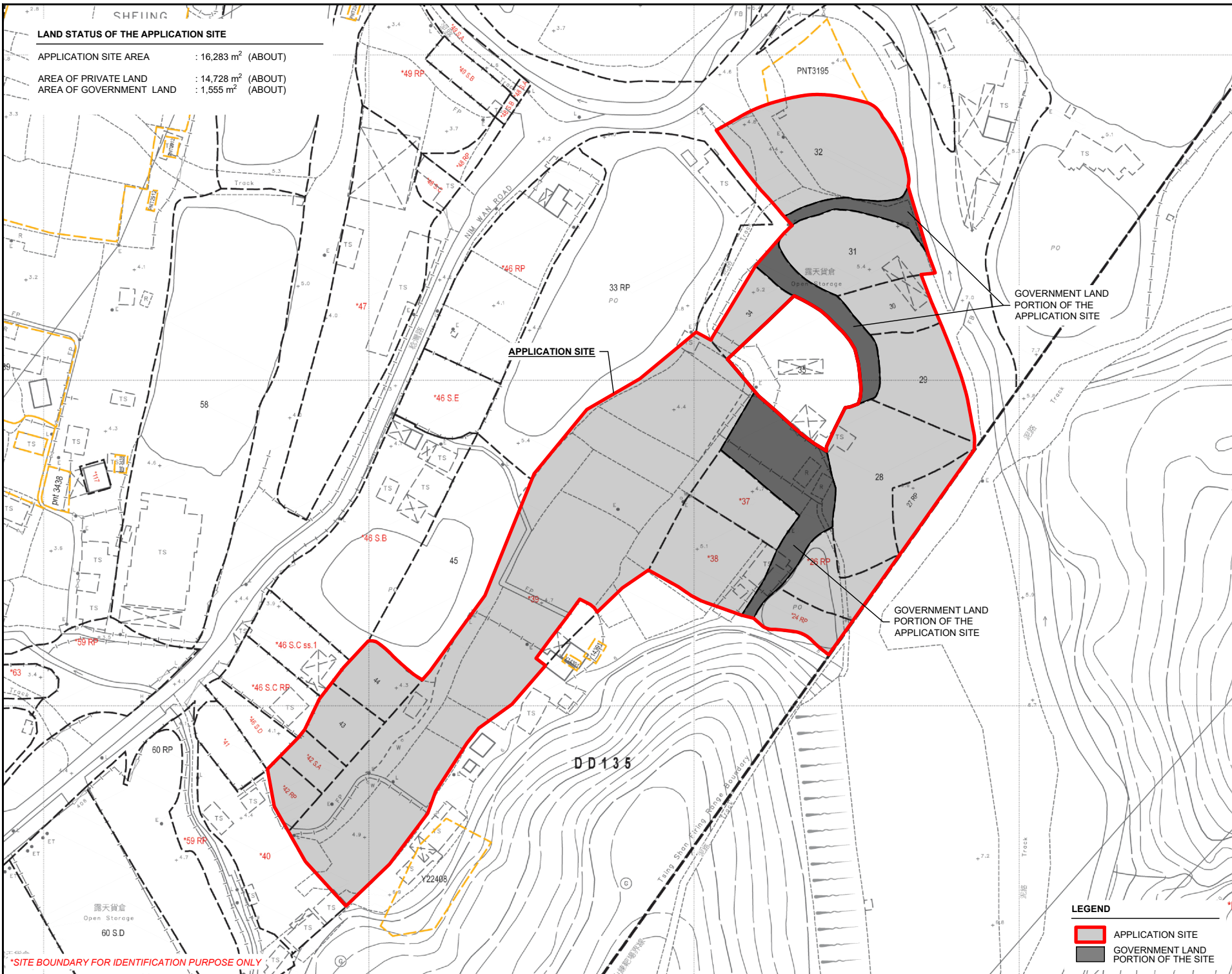
APPROVED BY DATE

DWG. TITLE  
 ZONING OF THE SITE

DWG NO. PLAN 2 VER. 001

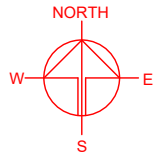
\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY





LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 16,283 m<sup>2</sup> (ABOUT)  
AREA OF PRIVATE LAND : 14,728 m<sup>2</sup> (ABOUT)  
AREA OF GOVERNMENT LAND : 1,555 m<sup>2</sup> (ABOUT)



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SITE LOCATION

VARIOUS LOTS IN D.D. 135 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE

1: 1500 @ A4

DRAWN BY

MN

DATE

22.7.2025

REVISED BY

DATE

APPROVED BY

DATE

LEGEND

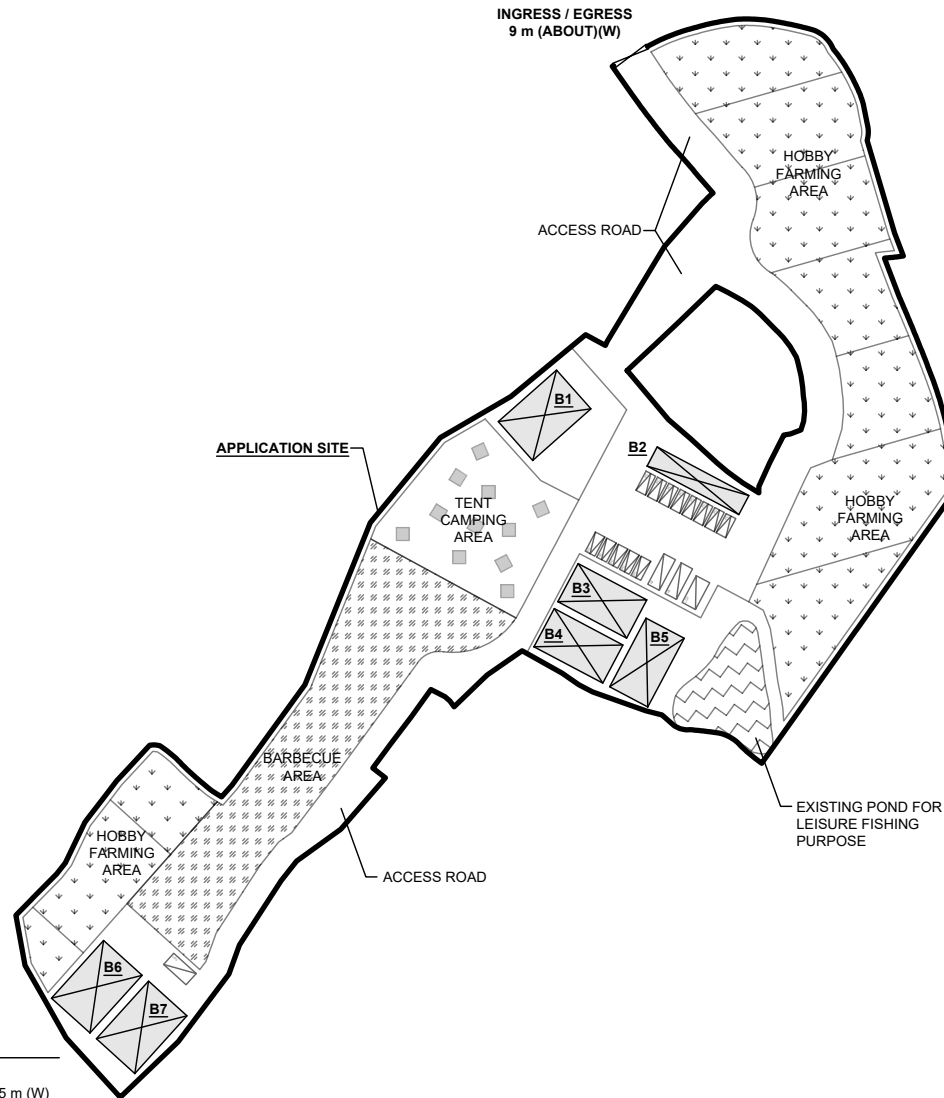
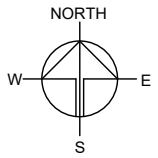
- APPLICATION SITE
- GOVERNMENT LAND PORTION OF THE SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 16,283 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 1,308 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 14,975 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.08	(ABOUT)
SITE COVERAGE	: 8 %	(ABOUT)
NO. OF STRUCTURE	: 7	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,308 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 1,308 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3.5 m - 4 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	RECEPTION AND WASHROOM	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	ANIMAL BOARDING ESTABLISHMENT	120 m <sup>2</sup> (ABOUT)	120 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	CANTEEN FOR STAFF AND VISITOR	180 m <sup>2</sup> (ABOUT)	180 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	AGRICULTURAL EDUCATION AND STORE ROOM	180 m <sup>2</sup> (ABOUT)	180 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B5	SITE OFFICE AND WASHROOM	180 m <sup>2</sup> (ABOUT)	180 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B6	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
B7	ANIMAL BOARDING ESTABLISHMENT	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		1,308 m <sup>2</sup> (ABOUT)	1,308 m <sup>2</sup> (ABOUT)	



## PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 13
DIMENSION OF L/UL SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR LIGHT BUS	: 2
DIMENSION OF L/UL SPACE	: 8 m (L) x 3 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	LOADING / UNLOADING SPACE (LB)
	INGRESS / EGRESS

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SITE LOCATION

VARIOUS LOTS IN D.D. 135 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1750 @ A4

DRAWN BY	DATE
MN	22.7.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001

# EXISTING FILLING OF LAND AREA

APPLICATION SITE AREA	: 16,283 m <sup>2</sup>	(ABOUT)
EXISTING SOILED AREA	: 15,855 m <sup>2</sup>	(ABOUT)
EXISTING SITE LEVELS	: +4.4 mPD TO +5.2 mPD	(ABOUT)
EXISTING POND AREA	: 428 m <sup>2</sup>	(ABOUT)



## LEGEND

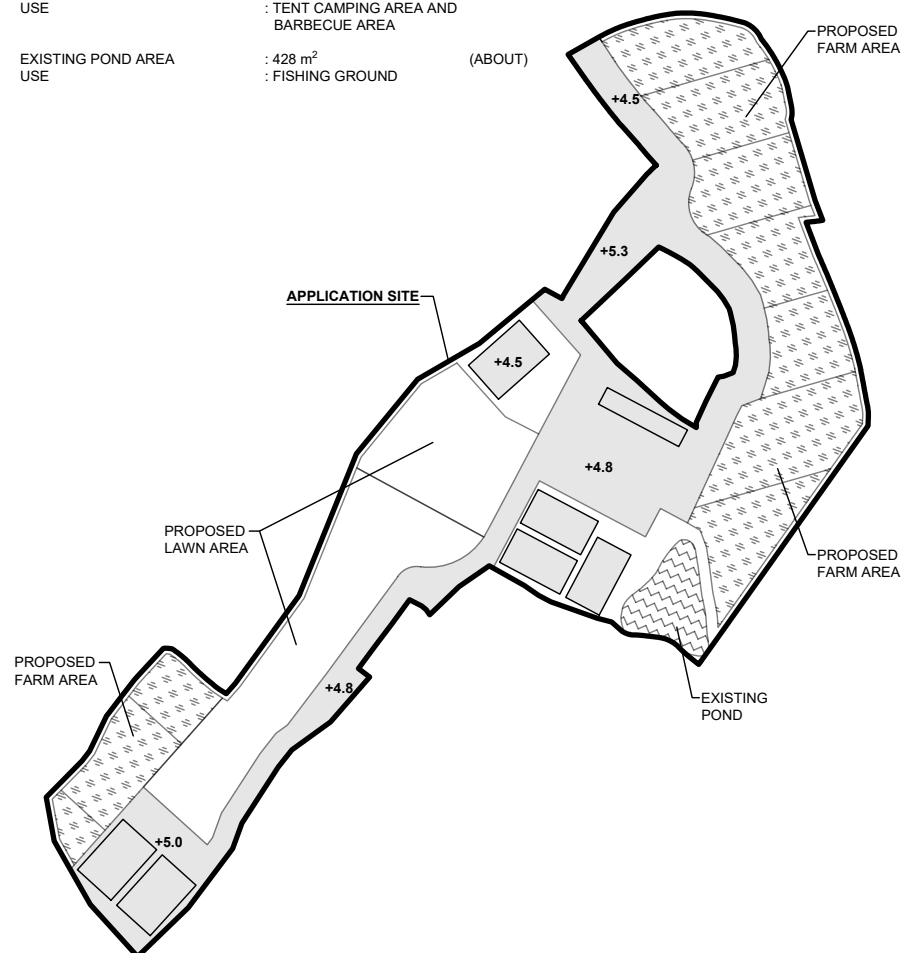
	APPLICATION SITE
+4.4	EXISTING SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

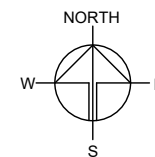
# PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA	: 16,283 m <sup>2</sup>	(ABOUT)
COVERED BY STRUCTURE	: 1,308 m <sup>2</sup>	(ABOUT)
PROPOSED FILLING AREA	: 5,801 m <sup>2</sup>	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.1 m	
PROPOSED SITE LEVELS	: +4.5 mPD TO +5.3 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE	
PROPOSED FARM AREA	: 5,095 m <sup>2</sup>	(ABOUT)
USE	: HOBBY FARMING	
PROPOSED LAWN AREA	: 4,959 m <sup>2</sup>	(ABOUT)
USE	: TENT CAMPING AREA AND BARBECUE AREA	
EXISTING POND AREA	: 428 m <sup>2</sup>	(ABOUT)
USE	: FISHING GROUND	



## LEGEND

	APPLICATION SITE
	PROPOSED FILLED AREA
+4.5	PROPOSED SITE LEVEL



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SCALE

1 : 2000 @ A4

DRAWN BY	DATE
MN	22.7.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

FILLING OF LAND

DWG NO.	VER.
PLAN 5	001

# SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT BUS  
 DIMENSION OF VEHICLE : 2.3 m (W) X 7 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

INGRESS / EGRESS  
 9 m (ABOUT)(W)

APPLICATION SITE

FROM THE LOCAL ACCESS TO  
 THE APPLICATION SITE









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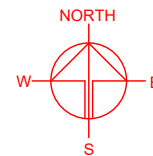
INGRESS / EGRESS  
 9 m (ABOUT)(W)

APPLICATION SITE

FROM THE APPLICATION SITE TO  
 THE LOCAL ACCESS

## LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE (PC)
-  LOADING / UNLOADING SPACE (LGV)
-  LOADING / UNLOADING SPACE (LB)
-  INGRESS / EGRESS
-  LIGHT BUS
-  SWEEP PATH OF VEHICLE



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PROPOSED TEMPORARY PLACE  
 OF RECREATION, SPORTS OR  
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 CAMP, BARBECUE SITE AND  
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 ESTABLISHMENT WITH  
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VARIOUS LOTS IN D.D. 135 AND  
 ADJOINING GOVERNMENT  
 LAND, PAK NAI, YUEN LONG,  
 NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY

MN

DATE

22.7.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 6

VER.

001