

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/YL-PN/91**  
**关于申请编号 A/YL-PN/91 的拟议用途/发展的概括发展规范**

Revised broad development parameters in view of  
the further information received on 8.7.2026  
因应于 2026 年 7 月 8 日接获的进一步资料而修订的概括发展规范

|                                                    |                                                                                                                                                                                                                                                                                                     |                     |                    |
|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------|
| Application No.<br>申请编号                            | A/YL-PN/91                                                                                                                                                                                                                                                                                          |                     |                    |
| Location/address<br>位置／地址                          | Various Lots in D.D. 135 and Adjoining Government Land, Pak Nai, Yuen Long<br>元朗白泥丈量约份第 135 约多个地段和毗连政府土地                                                                                                                                                                                            |                     |                    |
| Site area<br>地盘面积                                  | About 约 16,283 sq. m 平方米 (Includes Government Land of about 包括政府土地约 1,555 sq. m 平方米)                                                                                                                                                                                                                |                     |                    |
| Plan<br>图则                                         | Approved Sheung Pak Nai & Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9<br>上白泥及下白泥分区计划大纲核准图编号 S/YL-PN/9                                                                                                                                                                                              |                     |                    |
| Zoning<br>地带                                       | "Agriculture"<br>「农业」                                                                                                                                                                                                                                                                               |                     |                    |
| Type of Application<br>申请类别                        | Temporary Use/Development in Rural Areas for a Period of 3 Years<br>位于乡郊地区的临时用途/发展为期 3 年                                                                                                                                                                                                            |                     |                    |
| Applied use/<br>development<br>申请用途/发展             | 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<br>拟议临时康体文娱场所（休闲农场及钓鱼场）、度假营、烧烤场及动物寄养所连附属设施及相关填土工程（为期 3 年） |                     |                    |
| Gross floor area and/or plot ratio<br>总楼面面积及／或地积比率 |                                                                                                                                                                                                                                                                                                     | sq. m<br>平方米        | Plot ratio<br>地积比率 |
|                                                    | Domestic<br>住用                                                                                                                                                                                                                                                                                      | -                   | -                  |
|                                                    | Non-domestic<br>非住用                                                                                                                                                                                                                                                                                 | About 约 1,213       | About 约 0.07       |
| No. of block<br>幢数                                 | Domestic<br>住用                                                                                                                                                                                                                                                                                      | -                   |                    |
|                                                    | Non-domestic<br>非住用                                                                                                                                                                                                                                                                                 | 6                   |                    |
| Building height/<br>No. of storeys<br>建筑物高度／层数     | Domestic<br>住用                                                                                                                                                                                                                                                                                      | -                   | m 米                |
|                                                    |                                                                                                                                                                                                                                                                                                     | -                   | mPD 米(主水平基准上)      |
|                                                    |                                                                                                                                                                                                                                                                                                     | -                   | Storey(s) 层        |
|                                                    | Non-domestic<br>非住用                                                                                                                                                                                                                                                                                 | 4                   | m 米                |
|                                                    |                                                                                                                                                                                                                                                                                                     | -                   | mPD 米(主水平基准上)      |
|                                                    |                                                                                                                                                                                                                                                                                                     | Not more than 不多於 1 | Storey(s) 层        |
| Site coverage                                      | About 约 7 %                                                                                                                                                                                                                                                                                         |                     |                    |

|                                                                      |                                                                     |        |
|----------------------------------------------------------------------|---------------------------------------------------------------------|--------|
| 上盖面积                                                                 |                                                                     |        |
| No. of parking spaces and loading / unloading spaces<br>停车位及上落客货车位数目 | Total no. of vehicle spaces 停车位总数                                   | 8      |
|                                                                      | Private Car Parking Spaces 私家车车位                                    | 8      |
|                                                                      | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客货车位／停车处总数 | 4      |
|                                                                      | Light Goods Vehicle Spaces 轻型货车车位<br>Light Bus Spaces 小型巴士车位        | 2<br>2 |

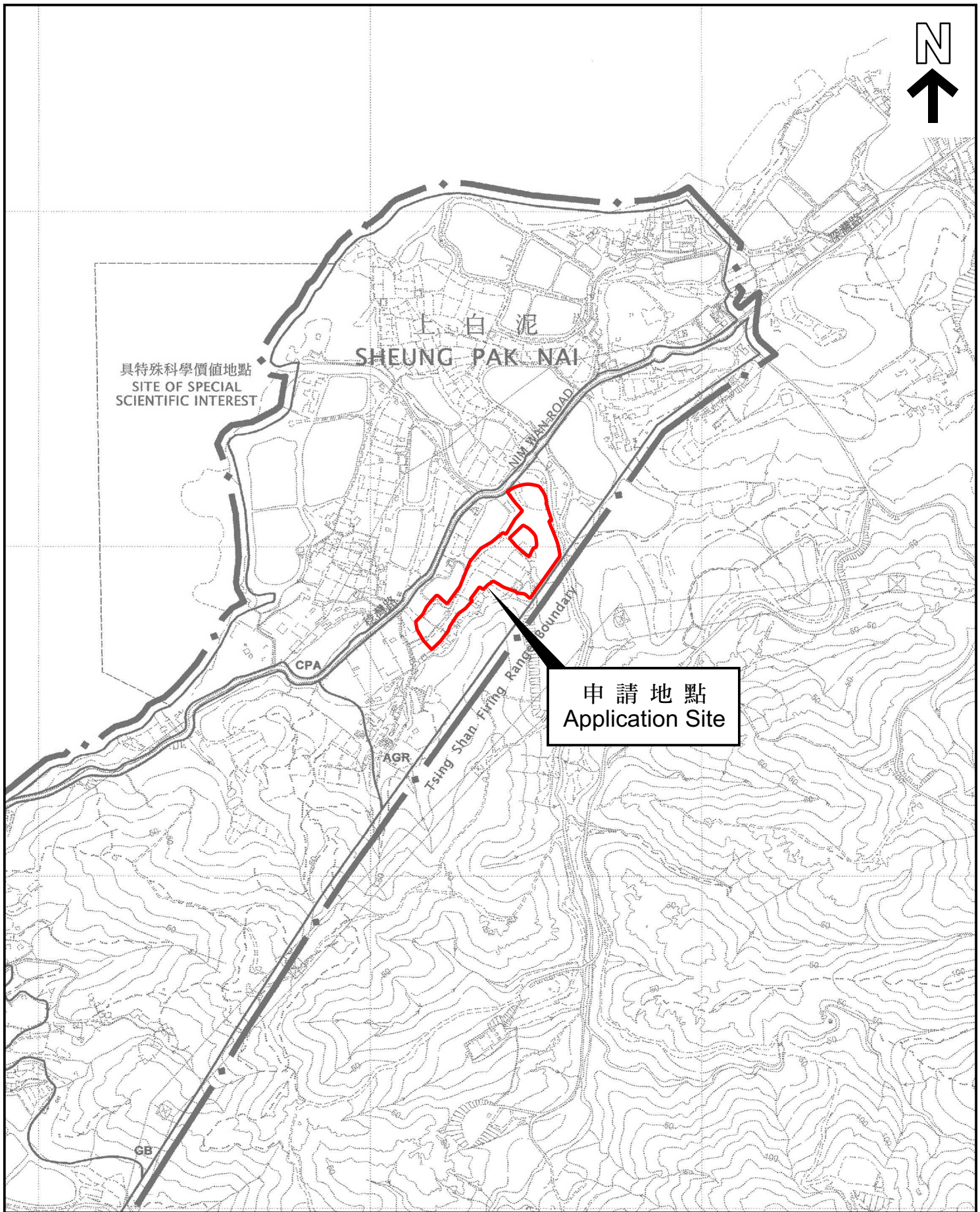
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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                              |                          |                                     |
|----------------------------------------------------------------------------------|--------------------------|-------------------------------------|
|                                                                                  | <u>Chinese</u><br>中文     | <u>English</u><br>英文                |
| <b><u>Plans and Drawings 图则及绘图</u></b>                                           |                          |                                     |
| Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图                                | <input type="checkbox"/> | <input type="checkbox"/>            |
| Block plan(s) 楼宇位置图                                                              | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 楼宇平面图                                                              | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sectional plan(s) 截视图                                                            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Elevation(s) 立视图                                                                 | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 显示拟议发展的合成照片                     | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图                          | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（请注明）                                                  | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b><u>Reports 报告书</u></b>                                                        |                          |                                     |
| Planning Statement / Justifications 规划纲领 / 理据                                    | <input type="checkbox"/> | <input type="checkbox"/>            |
| Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on vehicles) 就车辆的交通影响评估                               | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on pedestrians) 就行人的交通影响评估                            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Visual impact assessment 视觉影响评估                                                  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Landscape impact assessment 景观影响评估                                               | <input type="checkbox"/> | <input type="checkbox"/>            |
| Tree Survey 树木调查                                                                 | <input type="checkbox"/> | <input type="checkbox"/>            |
| Geotechnical impact assessment 土力影响评估                                            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Drainage impact assessment 排水影响评估                                                | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sewerage impact assessment 排污影响评估                                                | <input type="checkbox"/> | <input type="checkbox"/>            |
| Risk Assessment 风险评估                                                             | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（请注明）                                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b><u>Response-to-Comment Table 回应部门意见表</u></b>                                  |                          |                                     |
| <b><u>Geotechnical planning review report 岩土规划检讨报告</u></b>                       |                          |                                     |
| Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号                            |                          |                                     |

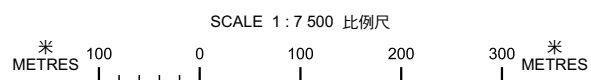
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本摘要圖於2026年6月1日擬備，  
所根據的資料為於2006年10月17日  
核准的分區計劃大綱圖編號 S/YL-PN/9  
EXTRACT PLAN PREPARED ON 1.6.2026  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-PN/9 APPROVED ON 17.10.2006

## 位置圖 LOCATION PLAN



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

參考編號  
REFERENCE No.  
**A/YL-PN/91**

