

DEVELOPMENT PARAMETERS

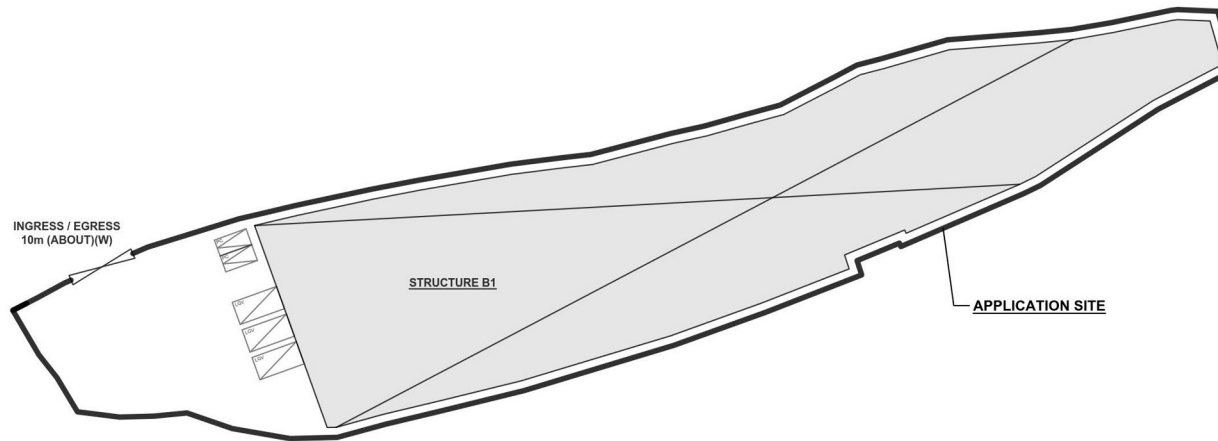
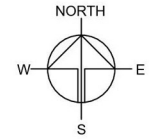
APPLICATION SITE AREA : 4,904 m² (ABOUT)
COVERED AREA : 3,490 m² (ABOUT)
UNCOVERED AREA : 1,414 m² (ABOUT)

PLOT RATIO : 1.4 (ABOUT)
SITE COVERAGE : 71 % (ABOUT)

NO. OF STRUCTURE : 1
DOMESTIC GFA : NOT APPLICABLE
NON-DOMESTIC GFA : 6,980 m² (ABOUT)
TOTAL GFA : 6,980 m² (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 ² (ABOUT)	6,980 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
TOTAL		3,490 m ² (ABOUT)	6,980 m ² (ABOUT)	



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 @ 1/4"

DRAWN BY	DATE
MN	24.5.2023

REVISED BY	DATE

APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 1	002

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)

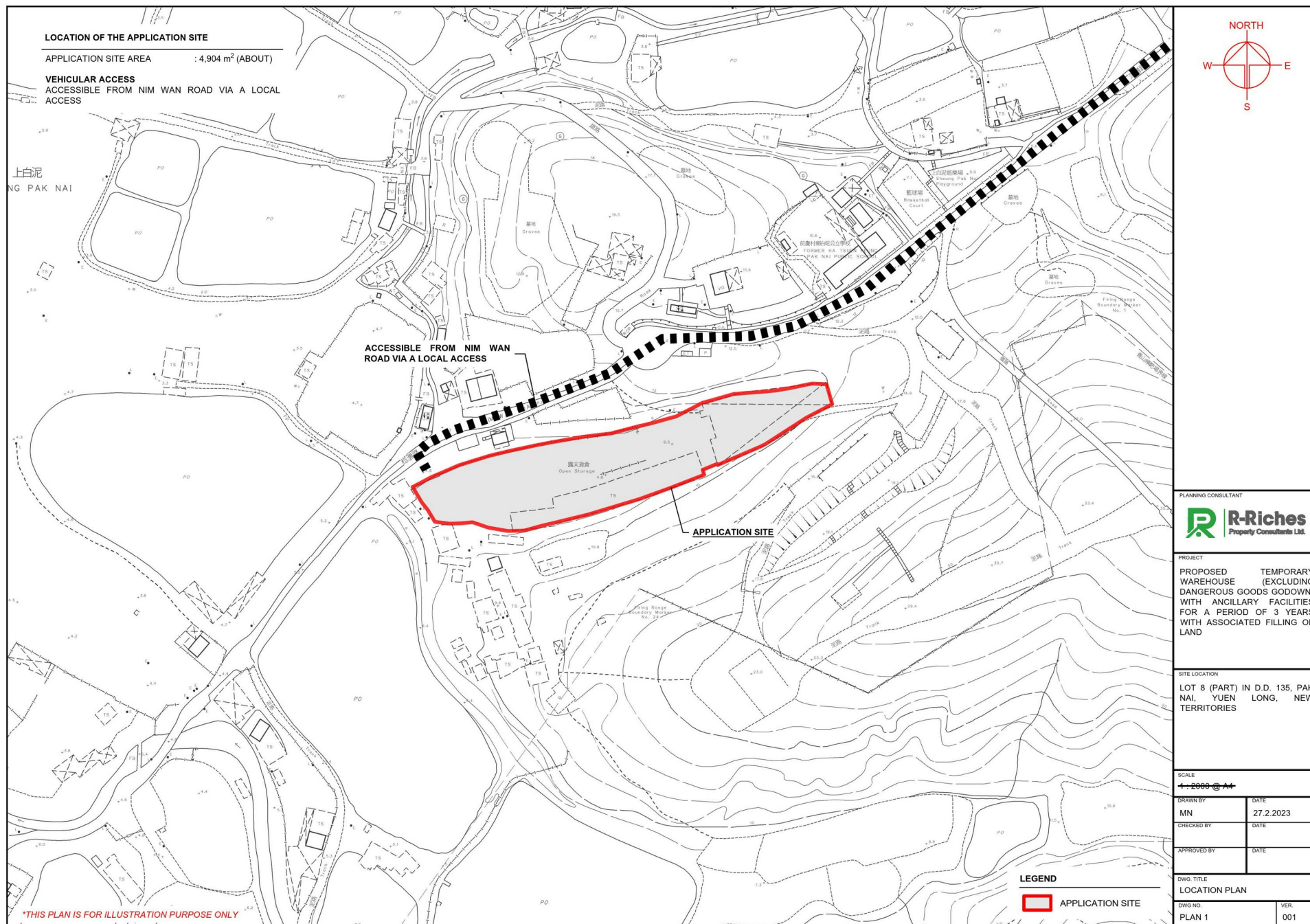
LEGEND

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

(摘錄自申請人於 11. 3. 2024 呈交的申請書)
(Extract from Applicant's
Submission of 11.3.2024)

參考編號
REFERENCE No.
AYL-PN/77

繪圖 DRAWING
A-1



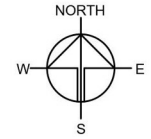
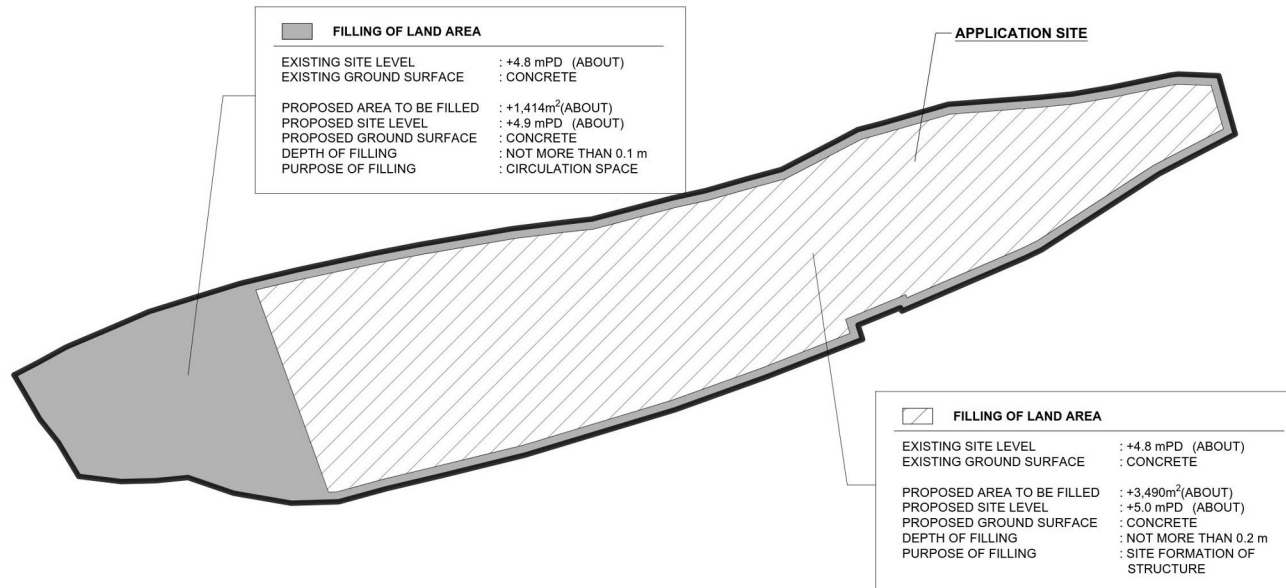
(摘錄自申請人於 11. 3. 2024 呈交的申請書)
(Extract from Applicant's
Submission of 11.3.2024)

參考編號
REFERENCE No.
AYL-PN/77

繪圖 DRAWING
A-2

PAVED RATIO OF THE APPLICATION SITE

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



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
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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 @ A1

DRAWN BY	DATE
MN	27.2.2023
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FILLING OF LAND AREA

DWG NO.	VER.
PLAN 1	001

LEGEND



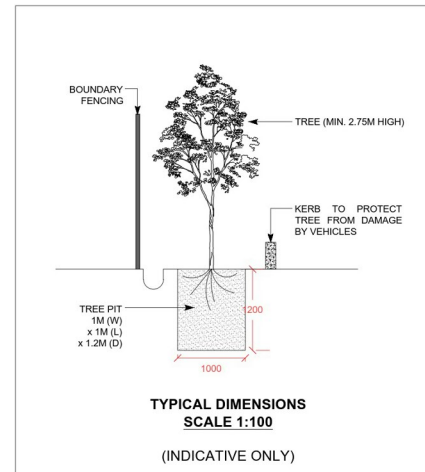
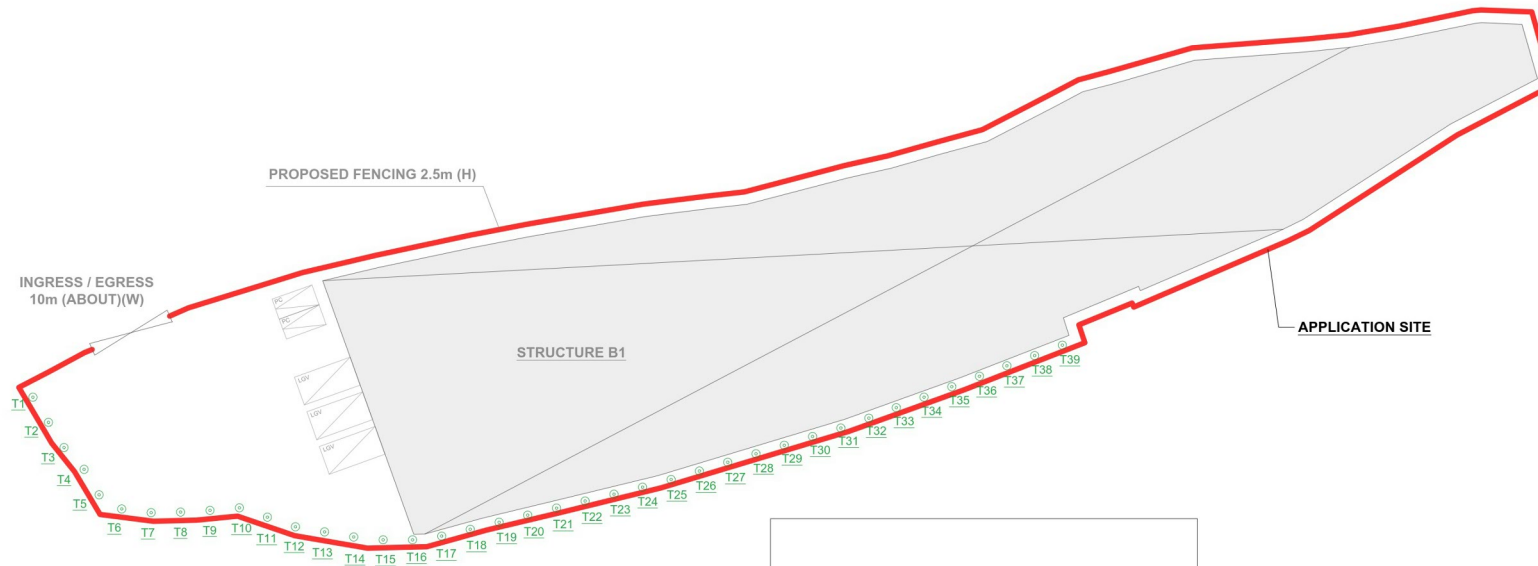
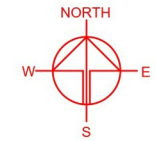
(摘錄自申請人於 22. 3. 2024 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 22.3.2024)

參考編號
REFERENCE No.
AYL-PN/77

繪圖 DRAWING
A-3

LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 4,904 m² (ABOUT)
NO. OF PROPOSED TREES : 39
SPECIES OF TREES : *BAUHINIA BLAKEANA*
SPACING OF TREES : NOT LESS THAN 4m
HEIGHT OF TREES : NOT LESS THAN 2.75m
DIMENSION OF TREE PITS : 1m (W) X 1m (L) X 1.2m (D)



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- L/UL SPACE
- INGRESS / EGRESS
- PROPOSED TREES

NOTES:

- THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- THE APPLICANT WOULD REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- THE APPLICANT WOULD PROVIDE ADEQUATE IRRIGATION FOR TREES.

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

1:800 @ A4

DRAWN BY

MN

DATE

23.8.2023

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LANDSCAPE PROPOSAL

DWG NO.

ANNEX I

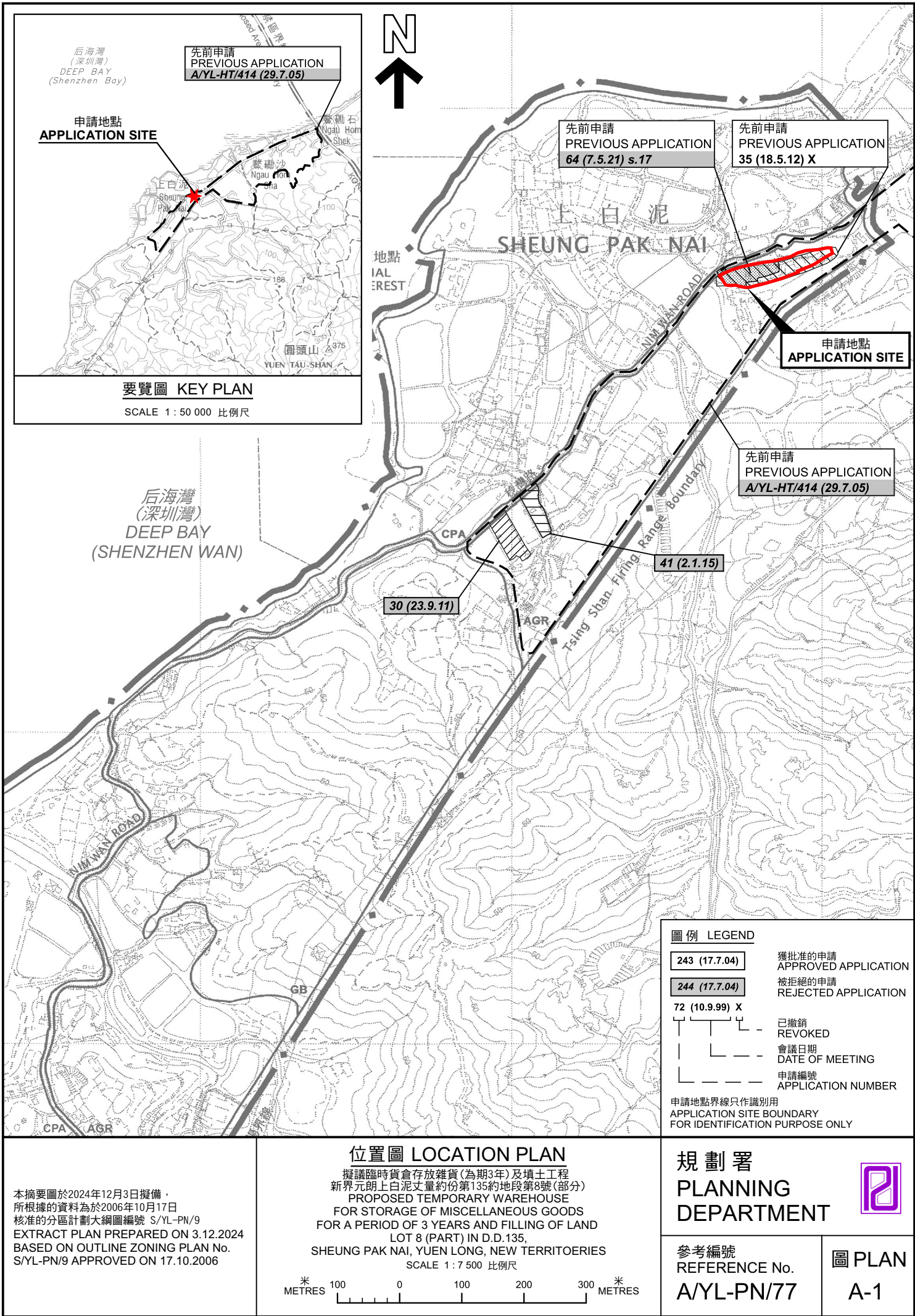
VER.

002

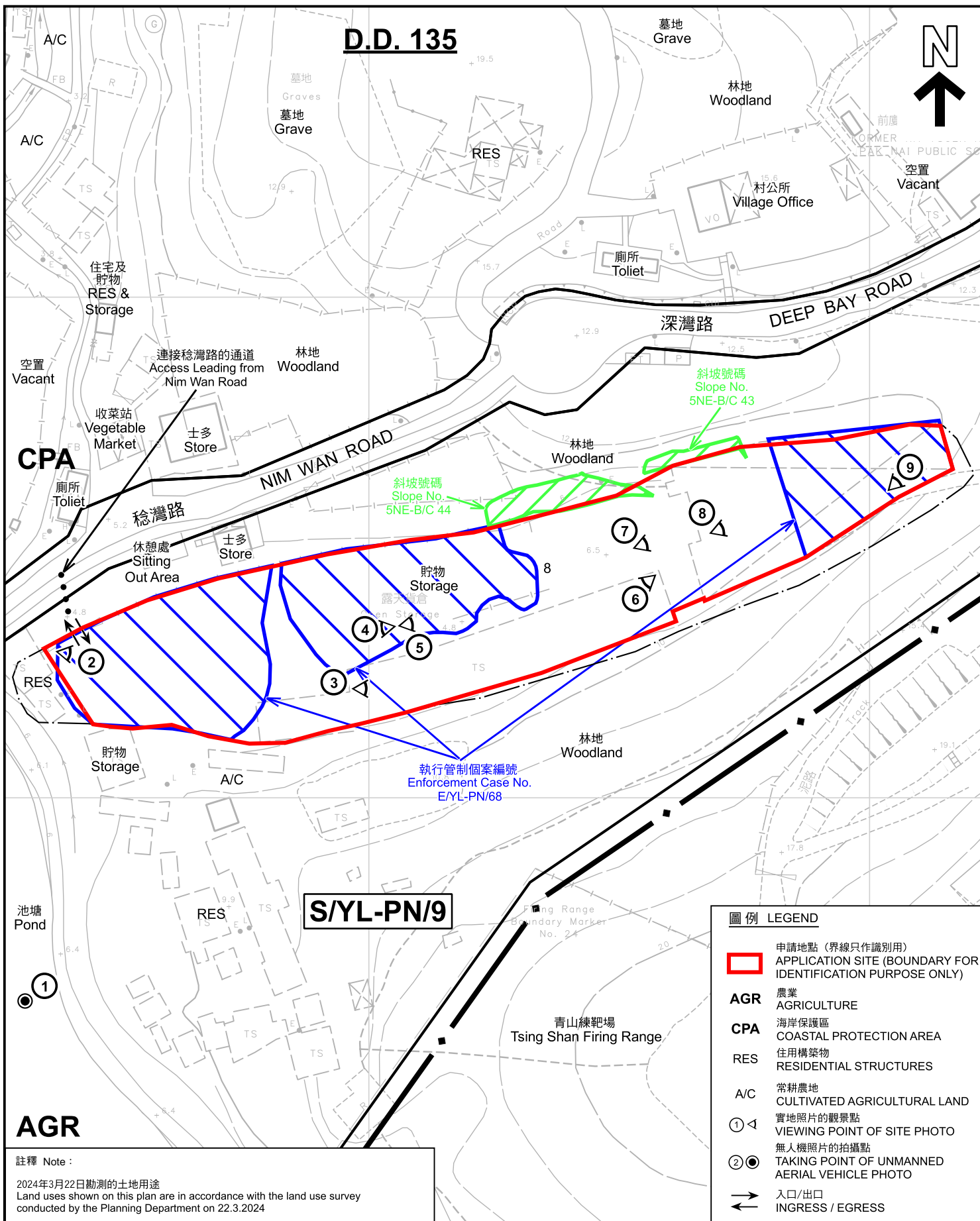
(摘錄自申請人於 6. 11. 2024 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 6.11.2024)

參考編號
REFERENCE No.
AYL-PN/77

繪圖 DRAWING
A-4



D.D. 135



圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- AGR 農業
AGRICULTURE
- CPA 海岸保護區
COASTAL PROTECTION AREA
- RES 住用構築物
RESIDENTIAL STRUCTURES
- A/C 常耕農地
CULTIVATED AGRICULTURAL LAND
- ① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- ② 無人機照片的拍攝點
TAKING POINT OF UNMANNED AERIAL VEHICLE PHOTO
- 入口/出口
INGRESS / EGRESS

註釋 Note :

2024年3月22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 22.3.2024

本摘要圖於2024年12月5日擬備，所根據的資料為測量圖編號 5-NE-10A及C
EXTRACT PLAN PREPARED ON 5.12.2024 BASED ON SURVEY SHEETS No. 5-NE-10A&C

平面圖 SITE PLAN
擬議臨時貨倉存放雜貨(為期3年)及填土工程
新界元朗上白泥丈量約份第135約地段第8號(部分)
PROPOSED TEMPORARY WAREHOUSE
FOR STORAGE OF MISCELLANEOUS GOODS
FOR A PERIOD OF 3 YEARS AND FILLING OF LAND
LOT 8 (PART) IN D.D.135,
SHEUNG PAK NAI, YUEN LONG, NEW TERRITORIES
SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-PN/77

圖 PLAN
A-2



圖例 LEGEND



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

本摘要圖於2024年12月4日擬備，所根據的資料為地政總署於2023年2月24日拍得的航攝照片編號 E187811C
EXTRACT PLAN PREPARED ON 4.12.2024
BASED ON AERIAL PHOTO No.
E187811C TAKEN ON 24.2.2023
BY LANDS DEPARTMENT

2023年2月24日拍攝的航攝照片
AERIAL PHOTO TAKEN ON 24.2.2023

擬議臨時貨倉存放雜貨(為期3年)及填土工程
新界元朗上白泥丈量約份第135約地段第8號(部分)
PROPOSED TEMPORARY WAREHOUSE
FOR STORAGE OF MISCELLANEOUS GOODS
FOR A PERIOD OF 3 YEARS AND FILLING OF LAND
LOT 8 (PART) IN D.D.135,
SHEUNG PAK NAI, YUEN LONG, NEW TERRITORIES

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-PN/77

圖 PLAN
A-3a



圖例 LEGEND



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

本摘要圖於2024年12月3日擬備，所根據的資料為地政總署於2019年10月18日拍得的航攝照片編號 E073116C
EXTRACT PLAN PREPARED ON 3.12.2024
BASED ON AERIAL PHOTO No. E073116C TAKEN ON 18.10.2019 BY LANDS DEPARTMENT

2019年10月18日拍攝的航攝照片
AERIAL PHOTO TAKEN ON 18.10.2019

擬議臨時貨倉存放雜貨(為期3年)及填土工程
新界元朗上白泥丈量約份第135約地段第8號(部分)
PROPOSED TEMPORARY WAREHOUSE
FOR STORAGE OF MISCELLANEOUS GOODS
FOR A PERIOD OF 3 YEARS AND FILLING OF LAND
LOT 8 (PART) IN D.D.135,
SHEUNG PAK NAI, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-PN/77

圖 PLAN
A-3b



2017年4月4日拍攝的航攝照片
AERIAL PHOTO TAKEN ON 4.4.2017

擬議臨時貨倉存放雜貨(為期3年)及填土工程
新界元朗上白泥丈量約份第135約地段第8號(部分)
PROPOSED TEMPORARY WAREHOUSE
FOR STORAGE OF MISCELLANEOUS GOODS
FOR A PERIOD OF 3 YEARS AND FILLING OF LAND
LOT 8 (PART) IN D.D.135,
SHEUNG PAK NAI, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-PN/77

圖 PLAN
A-3c

本摘要圖於2024年12月3日擬備，所根據
的資料為地政總署於2017年4月4日拍得
的航攝照片編號 E020104C
EXTRACT PLAN PREPARED ON 3.12.2024
BASED ON AERIAL PHOTO No. E020104C TAKEN
ON 4.4.2017 BY LANDS DEPARTMENT



圖例 LEGEND



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

本摘要圖於2024年12月3日擬備，所根據的資料為地政總署於2016年10月6日拍得的航攝照片編號 E002854C
EXTRACT PLAN PREPARED ON 3.12.2024
BASED ON AERIAL PHOTO No. E002854C TAKEN ON 6.10.2016 BY LANDS DEPARTMENT

2016年10月6日拍攝的航攝照片
AERIAL PHOTO TAKEN ON 6.10.2016

擬議臨時貨倉存放雜貨(為期3年)及填土工程
新界元朗上白泥丈量約份第135約地段第8號(部分)
PROPOSED TEMPORARY WAREHOUSE
FOR STORAGE OF MISCELLANEOUS GOODS
FOR A PERIOD OF 3 YEARS AND FILLING OF LAND
LOT 8 (PART) IN D.D.135,
SHEUNG PAK NAI, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-PN/77

圖 PLAN
A-3d



圖例 LEGEND



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

本摘要圖於2024年12月3日擬備，所根據的資料為地政總署於1990年9月14日拍得的航攝照片編號 A22730
EXTRACT PLAN PREPARED ON 3.12.2024
BASED ON AERIAL PHOTO No. A22730 TAKEN ON 14.9.1990 BY LANDS DEPARTMENT

1990年9月14日拍攝的航攝照片
AERIAL PHOTO TAKEN ON 14.9.1990

擬議臨時貨倉存放雜貨(為期3年)及填土工程
新界元朗上白泥丈量約份第135約地段第8號(部分)
PROPOSED TEMPORARY WAREHOUSE
FOR STORAGE OF MISCELLANEOUS GOODS
FOR A PERIOD OF 3 YEARS AND FILLING OF LAND
LOT 8 (PART) IN D.D.135,
SHEUNG PAK NAI, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-PN/77

圖 PLAN
A-3e



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

實地照片 SITE PHOTOS

本圖於2024年12月3日擬備，所根據的資料為攝於2024年8月7日的實地照片
PLAN PREPARED ON 3.12.2024
BASED ON SITE PHOTOS
TAKEN ON 7.8.2024

擬議臨時貨倉存放雜貨(為期3年)及填土工程
新界元朗上白泥丈量約份第135約地段第8號(部分)
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LOT 8 (PART) IN D.D.135,
SHEUNG PAK NAI, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-PN/77

圖 PLAN
A-4a



2

申請地點
APPLICATION SITE



3

申請地點
APPLICATION SITE



4

申請地點
APPLICATION SITE

實地照片 SITE PHOTOS

擬議臨時貨倉存放雜貨(為期3年)及填土工程
新界元朗上白泥丈量約份第135約地段第8號(部分)
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FOR A PERIOD OF 3 YEARS AND FILLING OF LAND
LOT 8 (PART) IN D.D.135,
SHEUNG PAK NAI, YUEN LONG, NEW TERRITORIES

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-PN/77

圖 PLAN
A-4b

本圖於2024年12月3日擬備，所根據的資料為攝於2024年8月7日的實地照片
PLAN PREPARED ON 3.12.2024
BASED ON SITE PHOTOS
TAKEN ON 7.8.2024



實地照片 SITE PHOTOS

擬議臨時貨倉存放雜貨(為期3年)及填土工程
新界元朗上白泥丈量約份第135約地段第8號(部分)
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PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-PN/77

圖 PLAN
A-4c

本圖於2024年12月3日擬備，所根據的
資料為攝於2024年8月7日的實地照片
PLAN PREPARED ON 3.12.2024
BASED ON SITE PHOTOS
TAKEN ON 7.8.2024



實地照片 SITE PHOTOS

擬議臨時貨倉存放雜貨(為期3年)及填土工程
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PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-PN/77

圖 PLAN
A-4d

本圖於2024年12月3日擬備，所根據的
資料為攝於2024年8月7日的實地照片
PLAN PREPARED ON 3.12.2024
BASED ON SITE PHOTOS
TAKEN ON 7.8.2024