

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/YL-KTN/1136**

**关乎申请编号 A/YL-KTN/1136 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 21.11.2025

因应於 2025 年 11 月 21 日接获的进一步资料而修订的概括发展规范

Application No. 申请编号	A/YL-KTN/1136		
Location/address 位置／地址	Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories 新界元朗逢吉乡丈量约份第 107 约多个地段和毗连政府土地		
Site area 地盘面积	About 约 10,240 sq. m 平方米 (Includes Government Land of about 包括政府土地约 182 sq. m 平方米)		
Plan 图则	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11 锦田北分区计划大纲核准图编号 S/YL-KTN/11		
Zoning 地帶	"Agriculture" 「农业」		
Type of Application 申请类别	Temporary Use/Development in Rural Areas for a Period of 3 Years 位於乡郊地区的临时用途/发展为期 3 年		
Applied use/ development 申请用途/发展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of land for a Period of 3 years 拟议临时货仓（危险品仓库除外）连附属设施和相关的填土工程（为期 3 年）		
Gross floor area and/or plot ratio 总楼面面积及／ 或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 约 12,052	About 约 1.2
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	2	
Building height/ No. of storeys 建筑物高度／层数	Domestic 住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	7 - 13	m 米
		-	mPD 米(主水平基准上)
		Not more than 不多於 2	Storey(s) 层
Site coverage	About 约 59 %		

上盖面积		
No. of parking spaces and loading / unloading spaces 停车位及上落客货 车位数目	Total no. of vehicle spaces 停车位总数	4
	Private Car Parking Spaces 私家车车位	4
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数	4
	Medium Goods Vehicle Spaces 中型货车车位	2
	Container Vehicle Spaces 货柜车车位	2

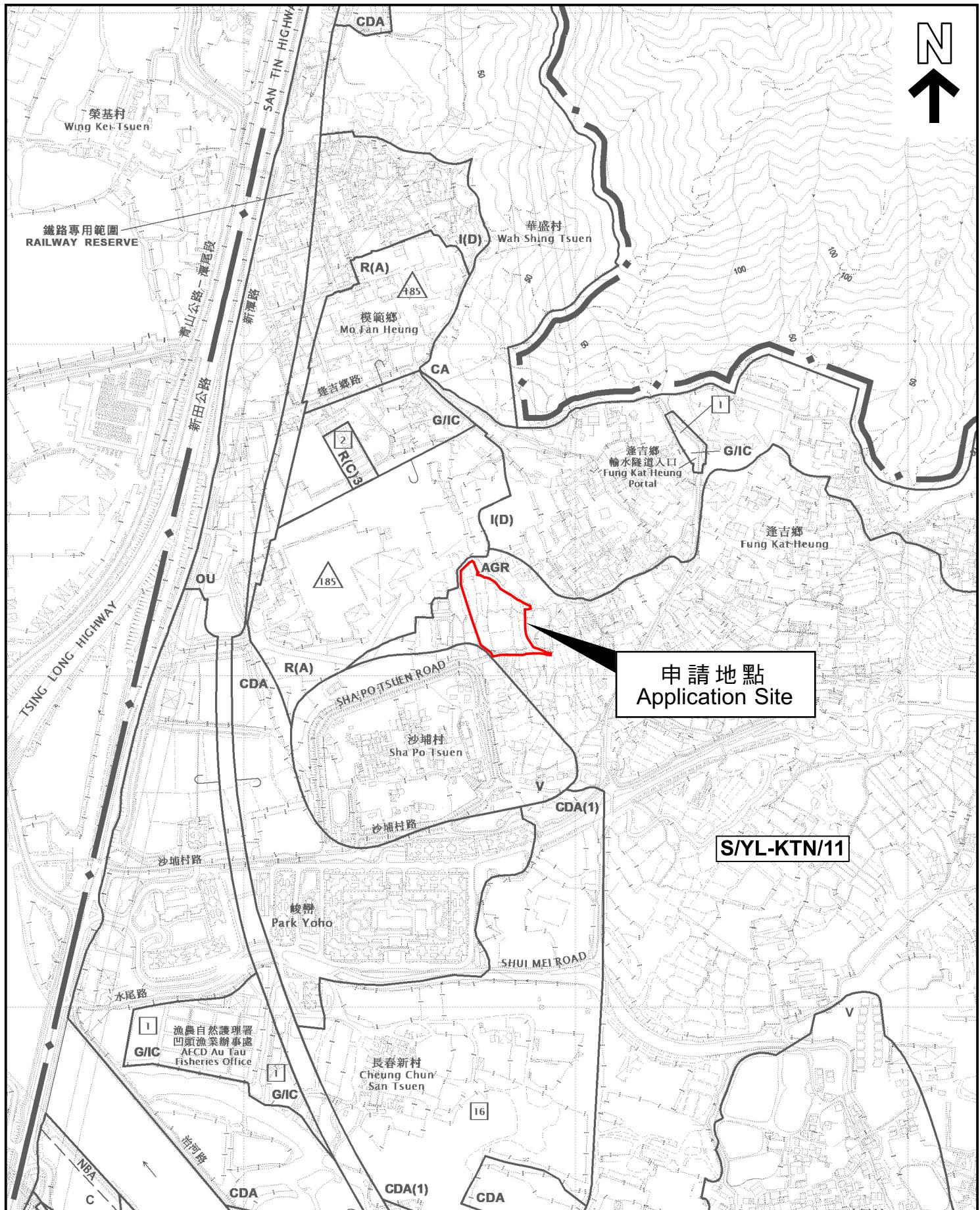
\* 有关资料是为方便市民大众参考而提供。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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.

<b>Submitted Plans, Drawings and Documents 提交的图则、绘图及文件</b>		
	<b>Chinese 中文</b>	<b>English 英文</b>
<b><u>Plans and Drawings</u> 图则及绘图</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</u> 报告书</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"/>
<u>Drainage Proposal</u> 排水建议		
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2025年12月2日擬備，  
所根據的資料為於2023年12月5日  
核准的分區計劃大綱圖編號 S/YL-KTN/11  
EXTRACT PLAN PREPARED ON 2.12.2025  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-KTN/11 APPROVED ON 5.12.2023

## 位置圖 LOCATION PLAN

SCALE 1:7500 比例尺  
100 0 100 200 300 METRES

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-KTN/1136

# 逢吉鄉 FUNG KAT HEUNG

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## 申請地點 Application Site

Site plan of FUNG KAT HEUNG area, showing the application site (highlighted in red) and surrounding terrain. The plan includes contour lines, property boundaries, and various labels such as 'PO', 'TS', 'FP', 'CUL', and 'S. 301'. A north arrow is located in the top right corner. The application site is marked with a black arrow pointing to a box containing the text '申請地點 Application Site'.

逢吉鄉  
FUNG KAT HEUNG

沙埔村路  
SHA POK TSUEN ROAD

申請地點  
Application Site

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本摘要圖於2025年12月2日擬備，  
所根據的資料為測量圖編號  
6-NE-1D 及 2C  
EXTRACT PLAN PREPARED ON 2.12.2025  
BASED ON SURVEY SHEETS No.  
6-NE-1D & 2C

## 平面圖 SITE 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-KTN/1136