

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/YL-KTN/1284**  
**關於申請編號 A/YL-KTN/1284 的擬議用途/發展的概括發展規範**

|                                                           |                                                                                                                                                              |                 |                    |
|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------|
| Application No.<br>申請編號                                   | A/YL-KTN/1284                                                                                                                                                |                 |                    |
| Location/address<br>位置／地址                                 | Various Lots in D.D. 107 and Adjoining Government Land, Kam Tin North, Yuen Long<br>元朗錦田北丈量約份第 107 約多個地段和毗連政府土地                                              |                 |                    |
| Site area<br>地盤面積                                         | About 約 5,570.4 sq. m 平方米 (Includes Government Land of about 包括政府土地約 1,672 sq. m 平方米)                                                                        |                 |                    |
| Plan<br>圖則                                                | Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11<br>錦田北分區計劃大綱核准圖編號 S/YL-KTN/11                                                                     |                 |                    |
| Zoning<br>地帶                                              | "Other Specified Uses" annotated "Railway Reserve"<br>「其他指定用途」註明「鐵路專用範圍」                                                                                     |                 |                    |
| Type of Application<br>申請類別                               | Temporary Use/Development in Rural Areas for a Period of 3 Years<br>位於鄉郊地區的臨時用途/發展為期 3 年                                                                     |                 |                    |
| Applied use/<br>development<br>申請用途/發展                    | Temporary Open Storage of Construction Materials with Ancillary Office and Metal Scaffold Display for a Period of 3 Years<br>臨時露天存放建築材料連附屬辦公室及金屬棚架示範（為期 3 年） |                 |                    |
| Gross floor area<br>and/or plot ratio<br>總樓面面積及／<br>或地積比率 |                                                                                                                                                              | sq. m<br>平方米    | Plot ratio<br>地積比率 |
|                                                           | Domestic<br>住用                                                                                                                                               | -               | -                  |
|                                                           | Non-domestic<br>非住用                                                                                                                                          | About 約 1,702.8 | About 約 0.31       |
| No. of block<br>幢數                                        | Domestic<br>住用                                                                                                                                               | -               |                    |
|                                                           | Non-domestic<br>非住用                                                                                                                                          | 5               |                    |
| Building height/<br>No. of storeys<br>建築物高度／層數            | Domestic<br>住用                                                                                                                                               | -               | m 米                |
|                                                           |                                                                                                                                                              | -               | mPD 米(主水平基準上)      |
|                                                           |                                                                                                                                                              | -               | Storey(s) 層        |
|                                                           | Non-domestic<br>非住用                                                                                                                                          | 3.5 - 17        | m 米                |
|                                                           |                                                                                                                                                              | -               | mPD 米(主水平基準上)      |
|                                                           |                                                                                                                                                              | 1 - 2           | Storey(s) 層        |
| Site coverage<br>上蓋面積                                     | About 約 12.9 %                                                                                                                                               |                 |                    |

|                                                                      |                                                                     |   |
|----------------------------------------------------------------------|---------------------------------------------------------------------|---|
| No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle spaces 停車位總數                                   | 3 |
|                                                                      | Private Car Parking Spaces 私家車車位                                    | 3 |
|                                                                      | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數 | 3 |
|                                                                      | Heavy Goods Vehicle Spaces 重型貨車車位                                   | 3 |

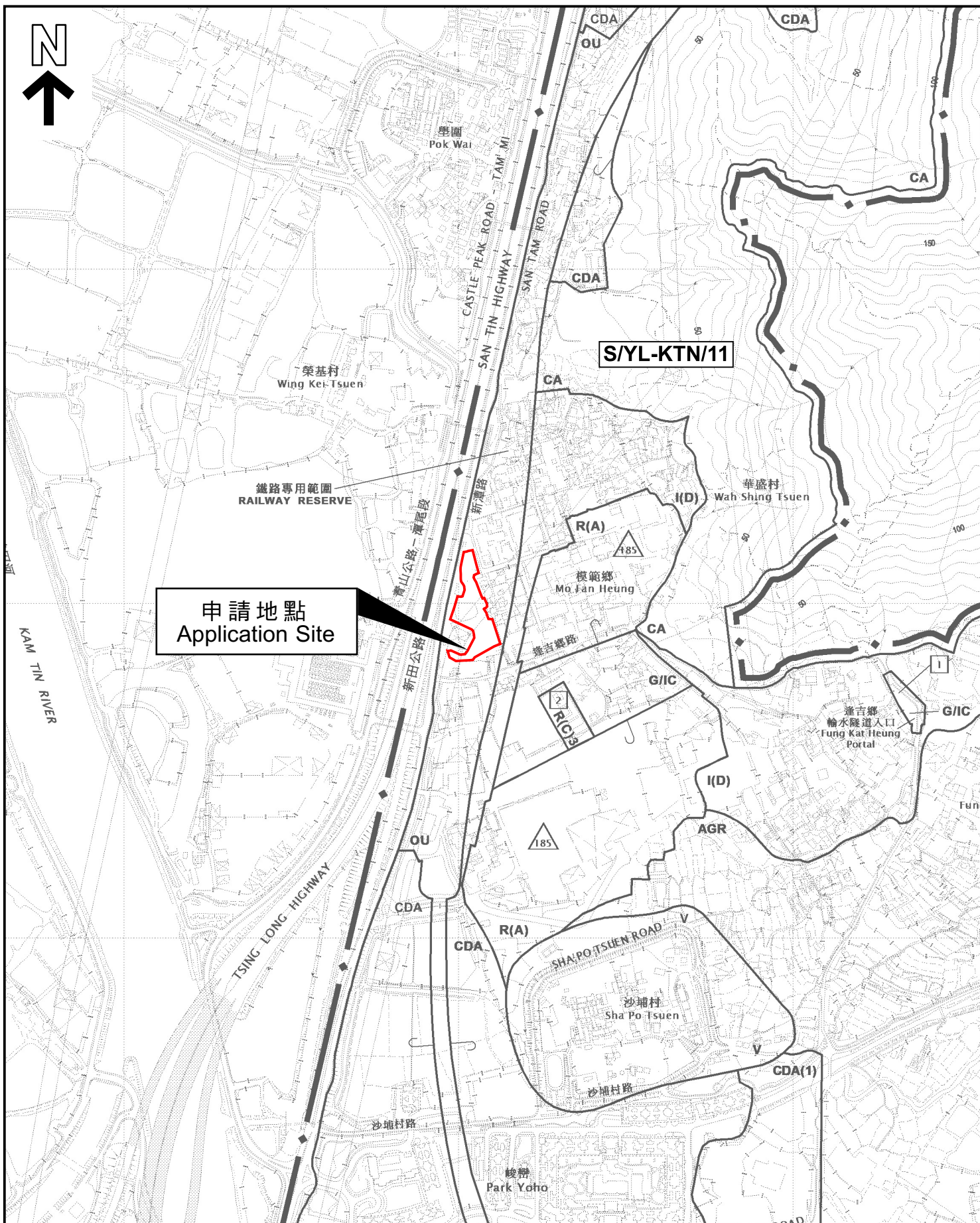
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                              |                                     |                                     |
|----------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
|                                                                                  | <u>Chinese</u><br>中文                | <u>English</u><br>英文                |
| <b><u>Plans and Drawings 圖則及繪圖</u></b>                                           |                                     |                                     |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖                                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖                                                              | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Floor plan(s) 樓宇平面圖                                                              | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Sectional plan(s) 截視圖                                                            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Elevation(s) 立視圖                                                                 | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片                     | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖                          | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）                                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b><u>Location plan 位置圖</u></b>                                                  |                                     |                                     |
| <b><u>Lot index plan 地段索引圖</u></b>                                               |                                     |                                     |
| <b><u>Reports 報告書</u></b>                                                        |                                     |                                     |
| Planning Statement / Justifications 規劃綱領 / 理據                                    | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估                               | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估                            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Visual impact assessment 視覺影響評估                                                  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Landscape impact assessment 景觀影響評估                                               | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Tree Survey 樹木調查                                                                 | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Geotechnical impact assessment 土力影響評估                                            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Drainage impact assessment 排水影響評估                                                | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Sewerage impact assessment 排污影響評估                                                | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Risk Assessment 風險評估                                                             | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）                                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b><u>Fire service installations proposal 消防裝置建議</u></b>                         |                                     |                                     |
| <b><u>Record of existing drainage facilities 場地渠務設施狀況紀錄</u></b>                  |                                     |                                     |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號                            |                                     |                                     |

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本摘要圖於2026年9月8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 8.9.2026  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-KTN/11 APPROVED ON 5.12.2023

## 位置圖 LOCATION PLAN

SCALE 1 : 7 500 比例尺  
米 100 0 100 200 300 米  
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/1284

