

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA: 4,681m² (ABOUT)
COVERED AREA: 1, 229m² (ABOUT)
UNCOVERED AREA: 3,452m² (ABOUT)

PLOT RATIO: 0.262 (ABOUT)
SITE COVERAGE: 26.2% (ABOUT)

NO. OF STRUCTURE: 7
DOMESTIC GFA: NOT APPLICABLE
NON- DOMESTIC GFA: 1, 229m² (ABOUT)
TOTAL GFA: 1, 229m² (ABOUT)

BUILDING HEIGHT: 8m (ABOUT)
NO. OF STOREY: 1

LIGHT GOODS VEHICLE PARKING SPACE
DIMENSION: 3.5m x 7m
No. OF PARKING: 6

STRUCTURE B6
USE: WAREHOUSE (EXCLUDING D.G.G.) WITH ANCILLARY OFFICE
COVERED AREA: 220 m² (ABOUT)
HEIGHT: 8m(ABOUT)
STOREY: 1
GFA: 220 m² (ABOUT)

OPEN STORAGE AREA
700 m² (ABOUT)

STRUCTURE B7
USE: WAREHOUSE (EXCLUDING D.G.G.) WITH ANCILLARY OFFICE
COVERED AREA: 220 m² (ABOUT)
HEIGHT: 8m(ABOUT)
STOREY: 1
GFA: 220 m² (ABOUT)

INGRESS/EGRESS
7m (ABOUT)(W)

STRUCTURE B1
USE: WAREHOUSE (EXCLUDING D.G.G.) WITH ANCILLARY OFFICE
COVERED AREA: 128 m² (ABOUT)
HEIGHT: 8m(ABOUT)
STOREY: 1
GFA: 128 m² (ABOUT)

STRUCTURE B2
USE: WAREHOUSE (EXCLUDING D.G.G.) WITH ANCILLARY OFFICE
COVERED AREA: 200m² (ABOUT)
HEIGHT: 8m(ABOUT)
STOREY: 1
GFA: 200m² (ABOUT)






STRUCTURE B3
USE: WAREHOUSE (EXCLUDING D.G.G.) WITH ANCILLARY OFFICE
COVERED AREA: 220 m² (ABOUT)
HEIGHT: 8m(ABOUT)
STOREY: 1
GFA: 220 m² (ABOUT)

STRUCTURE B4
USE: TOILET
COVERED AREA: 16 m² (ABOUT)
HEIGHT: 3m(ABOUT)
STOREY: 1
GFA: 16 m² (ABOUT)

STRUCTURE B5
USE: WAREHOUSE (EXCLUDING D.G.G.) WITH ANCILLARY OFFICE
COVERED AREA: 225 m² (ABOUT)
HEIGHT: 8m(ABOUT)
STOREY: 1
GFA: 225 m² (ABOUT)

PRIVATE CAR PARKING SPACE
DIMENSION: 2.5m x 5m
No. OF PARKING: 3

LEGEND

-  APPLICATION SITE
-  STRUCTURE (ENCLOSED)
-  PC PARKING SPACE
-  LGV PARKING SPACE
-  INGRESS/EGRESS



PROJECT
PROPOSED TEMPORARY
WAREHOUSE (EXCLUDING
DANGEROUS GOODS
GODOWN) WITH ANCILLARY
FACILITIES AND TEMPORARY
OPEN STORAGE FOR A
PERIOD OF 3 YEARS AND
FILLING OF LAND

SITE LOCATION
LOTS 1356(PART), 1359(PART) AND
1360(PART) IN D.D. 109, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE
1:800 @ A4

DRAWING TITLE
LAYOUT PLAN

DRAWN BY: J.W. DATE: 25.02.2025

REVISED BY: DATE:

APPROVED BY: DATE:

DWG NO.: PLAN 2

VER.: A-1

(摘錄自申請人於 26. 2. 2025 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 26.2.2025)

參考編號
REFERENCE No.
A/YL-KTN/1091

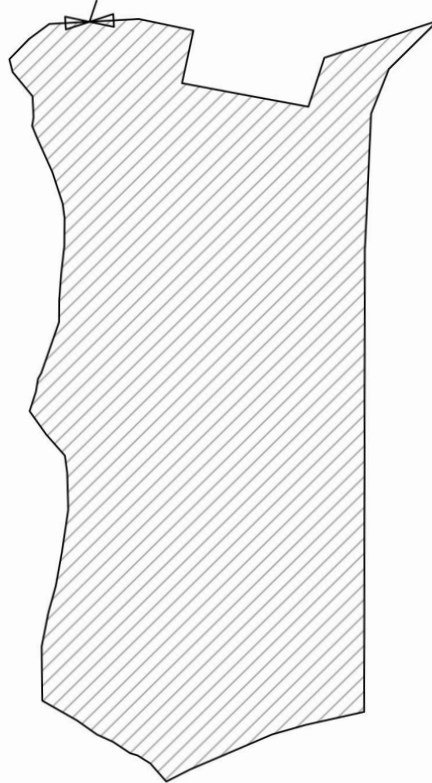
繪圖
DRAWING
A - 1

Proposed Filling of Land Perimeter


Application Site Area: 4,681 m²(About)
Existing Land Filling: 4,681 m² (About)
Depth of Land Filling: no more than 0.2 m
Proposed Mean Site Levels: +7.0 mPD (About)
Material of Filling: Concrete



Width of Ingress / egress: About 7m



Legend:

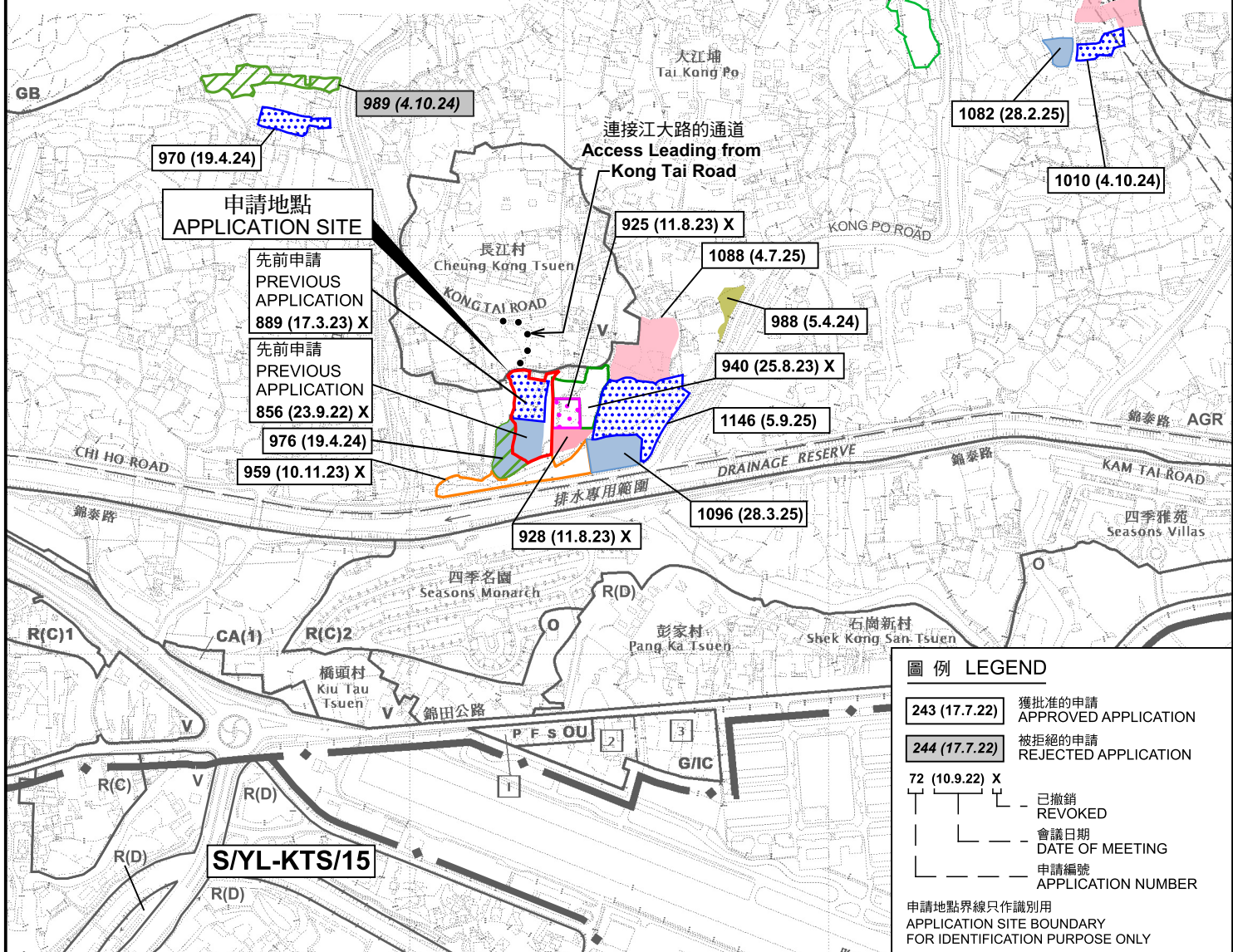
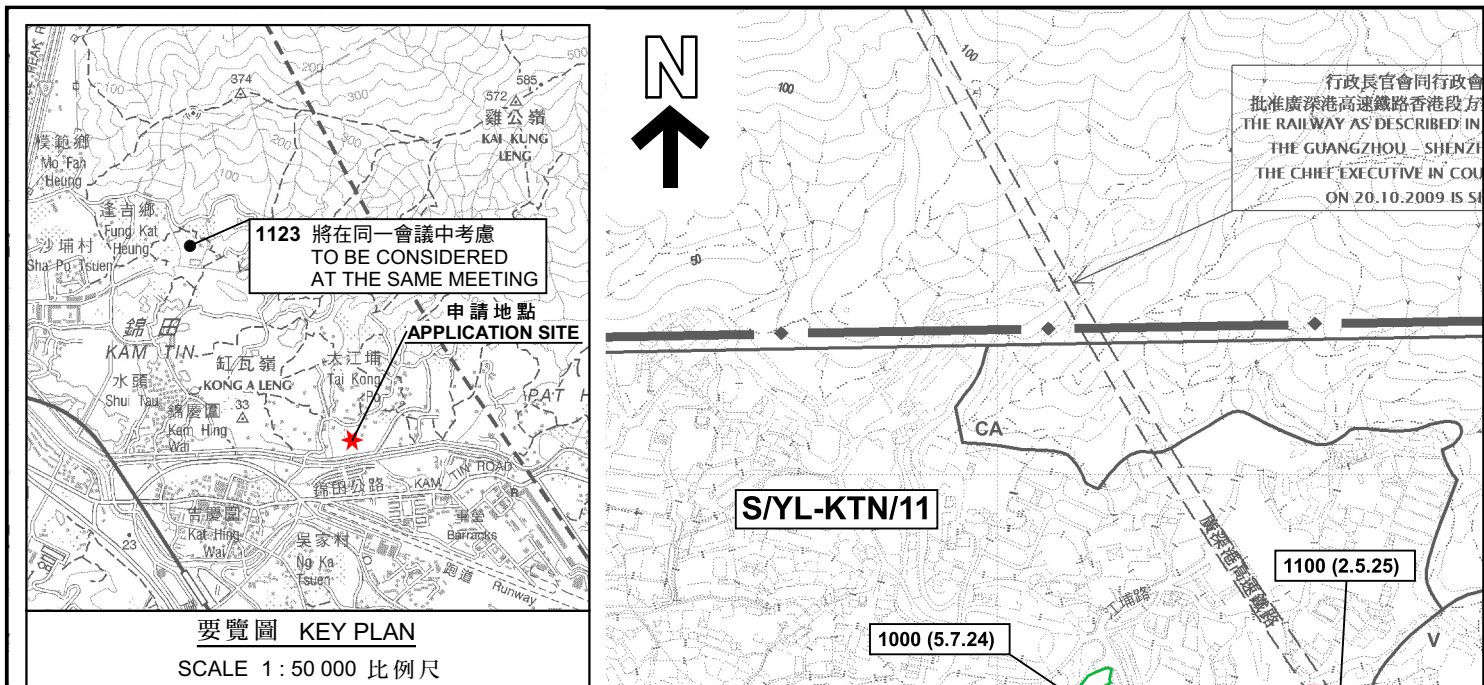
 Paved Area 平整範圍

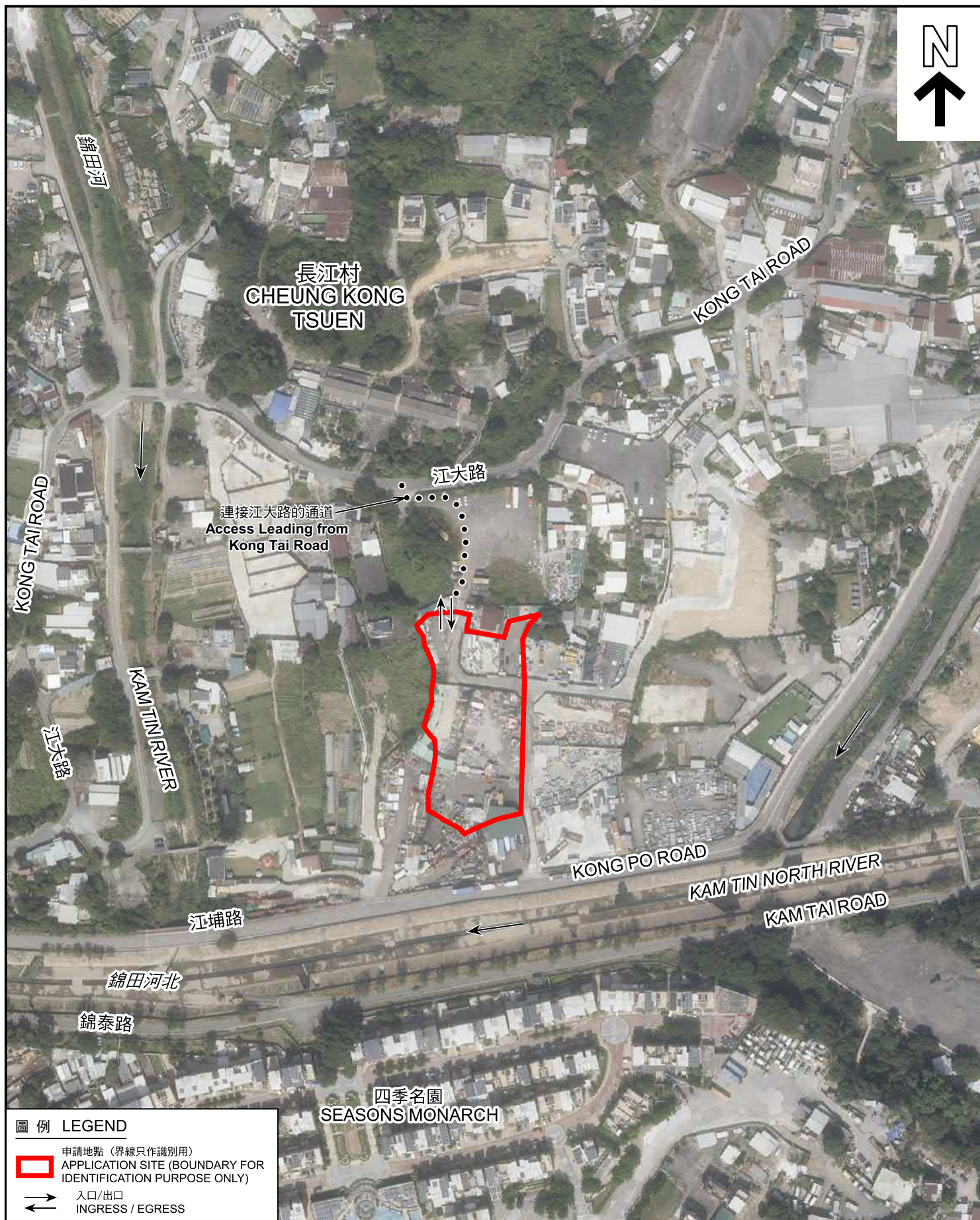
<u>Appendix 4</u>	<u>Paved Area</u> 平整位置圖	<u>SCALE</u>	
Location: DD 109 Lot 1356 (Part), 1359 (Part), 1360 (Part) and 1373 (Part)	擬議臨時貨倉（危險品倉庫除外） 連附屬設施及相關填土工程（為期3年）	-1:1000-	
OZP: S/YL-KTN/11 District: Kam Tin North Zoning: Agriculture	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	@A4	
Date: 4 September 2025		For Identification Only	Drawing No.: 4-01

(摘錄自申請人於 4. 9. 2025 呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 4.9.2025)

參考編號
REFERENCE No.
A/YL-KTN/1091

繪圖
DRAWING
A - 2





圖例 LEGEND

-  申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
-  入口/出口
INGRESS / EGRESS

航攝照片 AERIAL PHOTO

本摘要圖於2025年9月10日擬備，
所根據的資料為地政總署於2024年10月24日
拍得的航攝照片編號 E237122C
EXTRACT PLAN PREPARED ON 10.9.2025
BASED ON AERIAL PHOTO NO.
E237122C TAKEN ON 24.10.2024
BY LANDS DEPARTMENT

擬議臨時貨倉(危險品倉庫除外)連附屬露天貯物及設施
和相關的填土工程(為期3年)
新界元朗錦田丈量約份第109約地段第1356號(部分)、
第1359號(部分)、第1360號(部分)及第1373號(部分)
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS
GODOWN) WITH ANCILLARY OPEN STORAGE AND FACILITIES AND
ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
LOTS 1356 (PART), 1359 (PART), 1360 (PART) AND 1373 (PART)
IN D.D. 109, KAM TIN, YUEN LONG, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-KTN/1091

圖 PLAN
A-3



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2025年9月10日擬備，所根據的資料為攝於2025年2月25日的實地照片
PLAN PREPARED ON 10.9.2025
BASED ON SITE PHOTOS
TAKEN ON 25.2.2025

擬議臨時貨倉(危險品倉庫除外)連附屬露天貯物及設施和相關的填土工程(為期3年)
新界元朗錦田丈量約份第109約地段第1356號(部分)、第1359號(部分)、第1360號(部分)及第1373號(部分)
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圖 PLAN
A-4