

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,565 m ²	(ABOUT)
COVERED AREA	: 332 m ²	(ABOUT)
UNCOVERED AREA	: 3,233 m ²	(ABOUT)
PLOT RATIO	: 0.09	(ABOUT)
SITE COVERAGE	: 9.3 %	(ABOUT)
NO. OF STRUCTURE	: 8	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 332 m ²	(ABOUT)
TOTAL GFA	: 332 m ²	(ABOUT)
BUILDING HEIGHT	: 2.8 m - 4.5 m	(ABOUT)
NO. OF STOREY	: 1	

PRESERVATION OF EXISTING TREES

NO. OF EXISTING TREES	: 3 (T1 - T3)
DETAILS OF TREES	: T1 - MORUS ALBA 5 m (H) x 6 m (SP)
	: T2 - CELTIS SINENSIS 6 m (H) x 7 m (SP)
	: T3 - MACARANGA TANARIUS 5 m (H) x 4 m (SP)

ALL THE EXISTING TREES WITHIN THE SITE WILL BE WELL-MAINTAINED BY THE APPLICANT DURING THE PLANNING APPROVAL PERIOD.

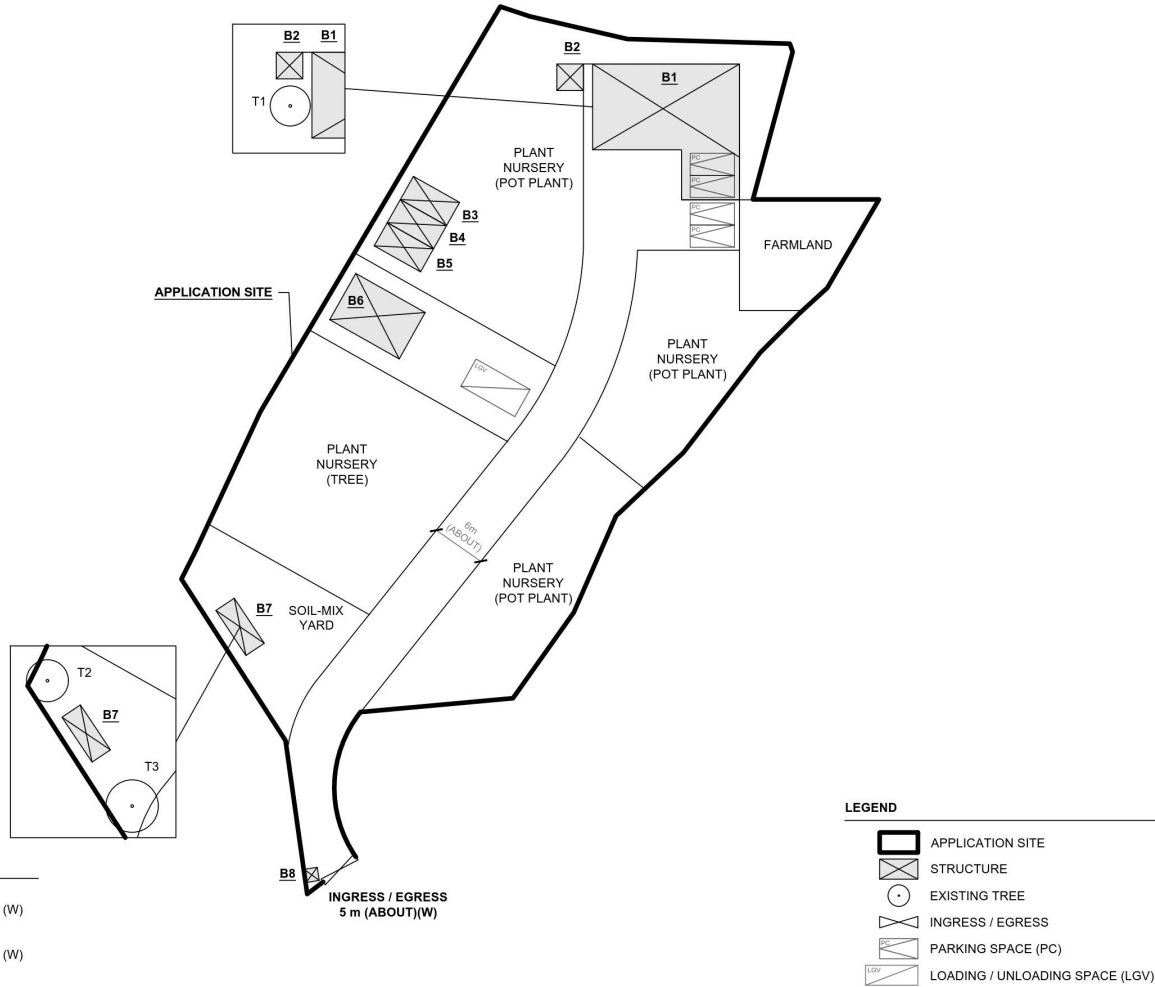
PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U SPACE	: 7 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

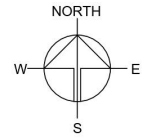
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE, MEETING ROOM AND COVERED CAR PARKING SPACES	197 m ² (ABOUT)	197 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B2	PORTABLE TOILET	9 m ² (ABOUT)	9 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3*	GARDENER RESTING ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B4*	STORAGE OF FARM TOOLS	18 m ² (ABOUT)	18 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B5*	STORAGE OF FARM TOOLS	18 m ² (ABOUT)	18 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B6	GREENHOUSE	54 m ² (ABOUT)	54 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7*	STORAGE OF FERTILIZER & FARM TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B8	GUARDROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	2.8 m (ABOUT)(1-STOREY)
TOTAL		332 m ² (ABOUT)	332 m ² (ABOUT)	

*STRUCTURES B3 TO B5 AND B7 ARE CONTAINER-CONVERTED STRUCTURES



LEGEND

[Solid Line]	APPLICATION SITE
[Hatched Box]	STRUCTURE
[Circle]	EXISTING TREE
[Double Line]	INGRESS / EGRESS
[Box with 'PC']	PARKING SPACE (PC)
[Box with 'LGV']	LOADING / UNLOADING SPACE (LGV)



PLANNING CONSULTANT



PROJECT

TEMPORARY OFFICE FOR PERMITTED AGRICULTURAL USE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 110, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1:750 @ A1

DRAWN BY: MN DATE: 22.10.2025

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE: LAYOUT PLAN

DWG NO.: PLAN 4 VER.: 001

(摘錄自申請人於 10. 11. 2025 呈交的申請書)
(Extract from Applicant's
Submission of 10.11.2025)

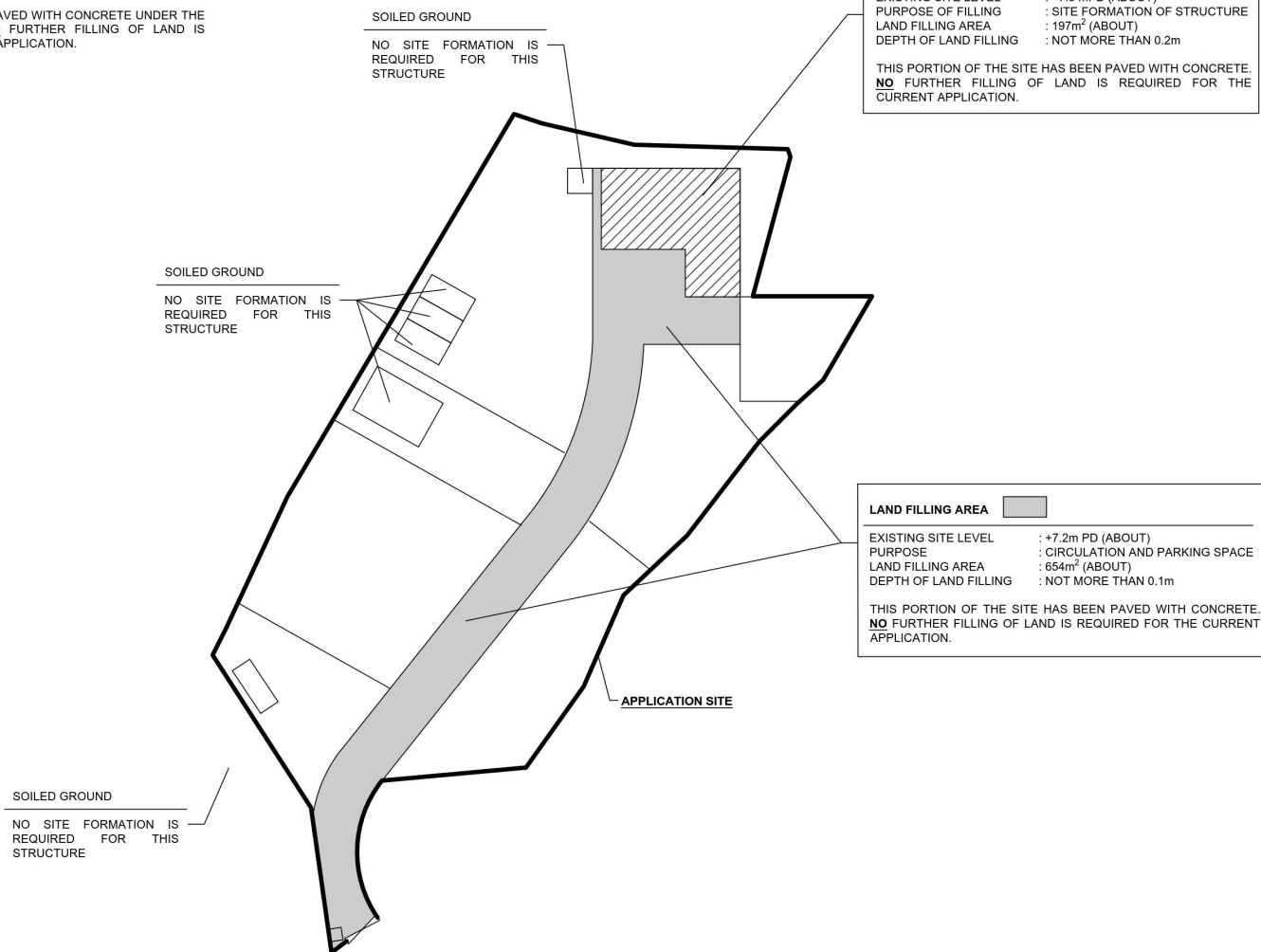
參考編號
REFERENCE No.
A/YL-KTN/1185

繪圖
DRAWING
A - 1

FILLING OF LAND AT THE APPLICATION SITE

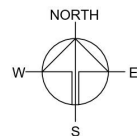
APPLICATION SITE AREA	: 3,565 m ²	(ABOUT)
EXISTING FILLED AREA	: 851 m ²	(ABOUT)
EXISTING SITE LEVELS	: +7.2 mPD - +7.3 mPD	(ABOUT)
DEPTH OF FILLING	: NOT MORE THAN 0.2 m	
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURES, PARKING SPACE AND CIRCULATION PURPOSE	

THE APPLICATION HAS BEEN PAVED WITH CONCRETE UNDER THE PREVIOUS APPLICATION. **NO** FURTHER FILLING OF LAND IS REQUIRED FOR THE CURRENT APPLICATION.



LEGEND

	APPLICATION SITE
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

TEMPORARY OFFICE FOR PERMITTED AGRICULTURAL USE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 110, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE:

1:750 @ A4

DRAWN BY	DATE
MN	22.10.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
FILLING OF LAND AREA	
DWG NO.	VER.
PLAN 5	001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

(摘錄自申請人於 10. 11. 2025 呈交的申請書)
(Extract from Applicant's
Submission of 10.11.2025)

參考編號
REFERENCE No.
A/YL-KTN/1185

繪圖
DRAWING
A - 2

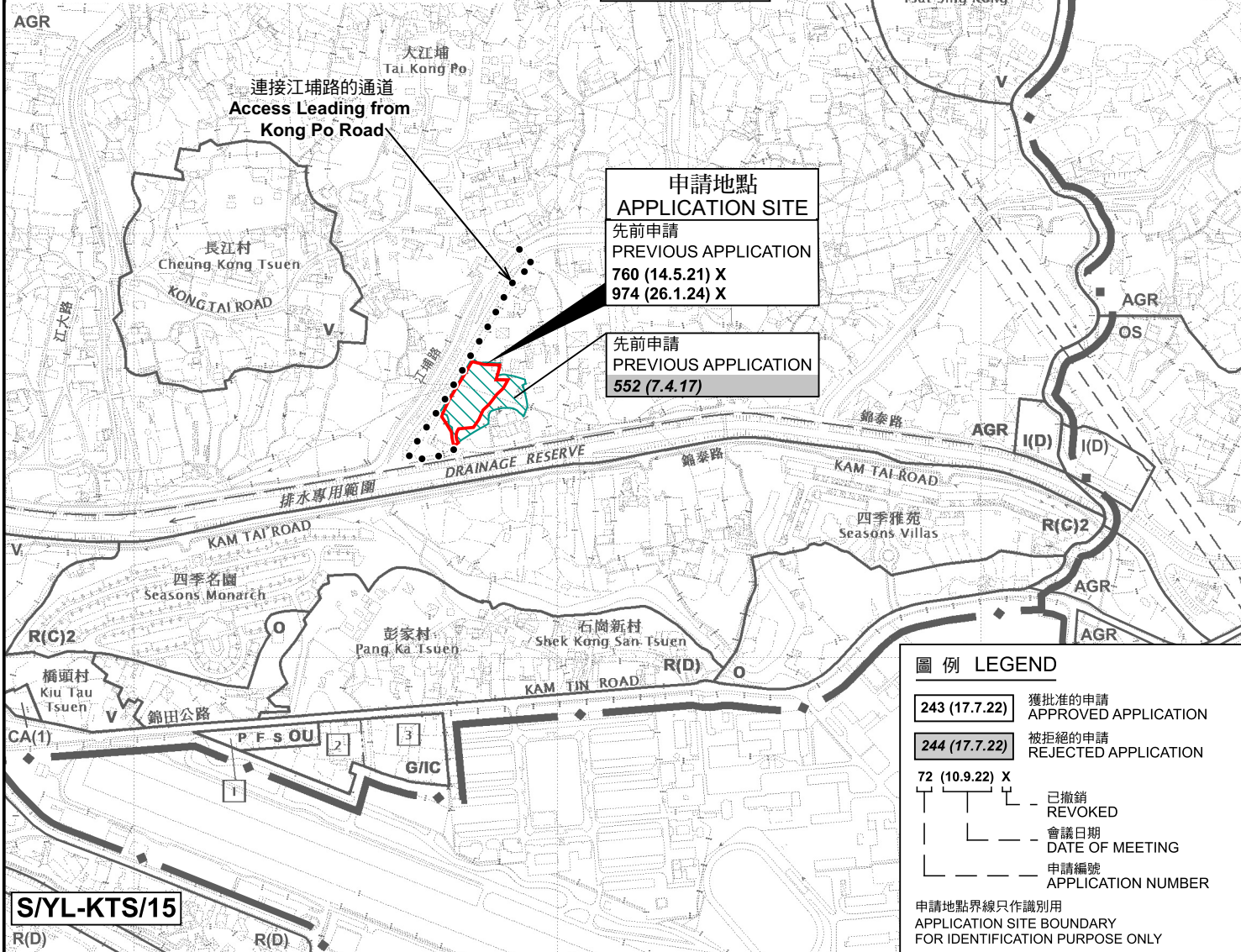


要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



行政長官會同行政會議於2009年10月20日根據鐵路條例（第519章）批准廣深港高速鐵路香港段方案。有關方案的鐵路顯示在這份圖則上，只供參考。
THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR THE HONG KONG - GUANGZHOU - SHENZHEN - HONG KONG EXPRESS RAIL LINK AUTHORITY, APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE RAILWAYS ORDINANCE (CAP 519) ON 20.10.2009 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.



位置圖 LOCATION PLAN

本摘要圖於2025年12月18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 18.12.2025 BASED ON OUTLINE ZONING PLAN No. S/YL-KTN/11 APPROVED ON 5.12.2023

臨時地盤辦公室及相關的填土工程（為期3年）
新界元朗錦田丈量約份第110約地段第84號（部分）、第85號A分段餘段（部分）、第85號C分段（部分）、第86號餘段（部分）及第113號（部分）
TEMPORARY SITE OFFICE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
LOTS 84 (PART), 85 S.A RP (PART), 85 S.C (PART), 86 RP (PART) AND 113 (PART) IN D.D. 110, KAM TIN, YUEN LONG, NEW TERRITORIES

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

圖例 LEGEND

- 243 (17.7.22) 獲批准的申請 APPROVED APPLICATION
- 244 (17.7.22) 被拒絕的申請 REJECTED APPLICATION
- 72 (10.9.22) X 已撤銷 REVOKED
- | 會議日期 DATE OF MEETING
- | 申請編號 APPLICATION NUMBER

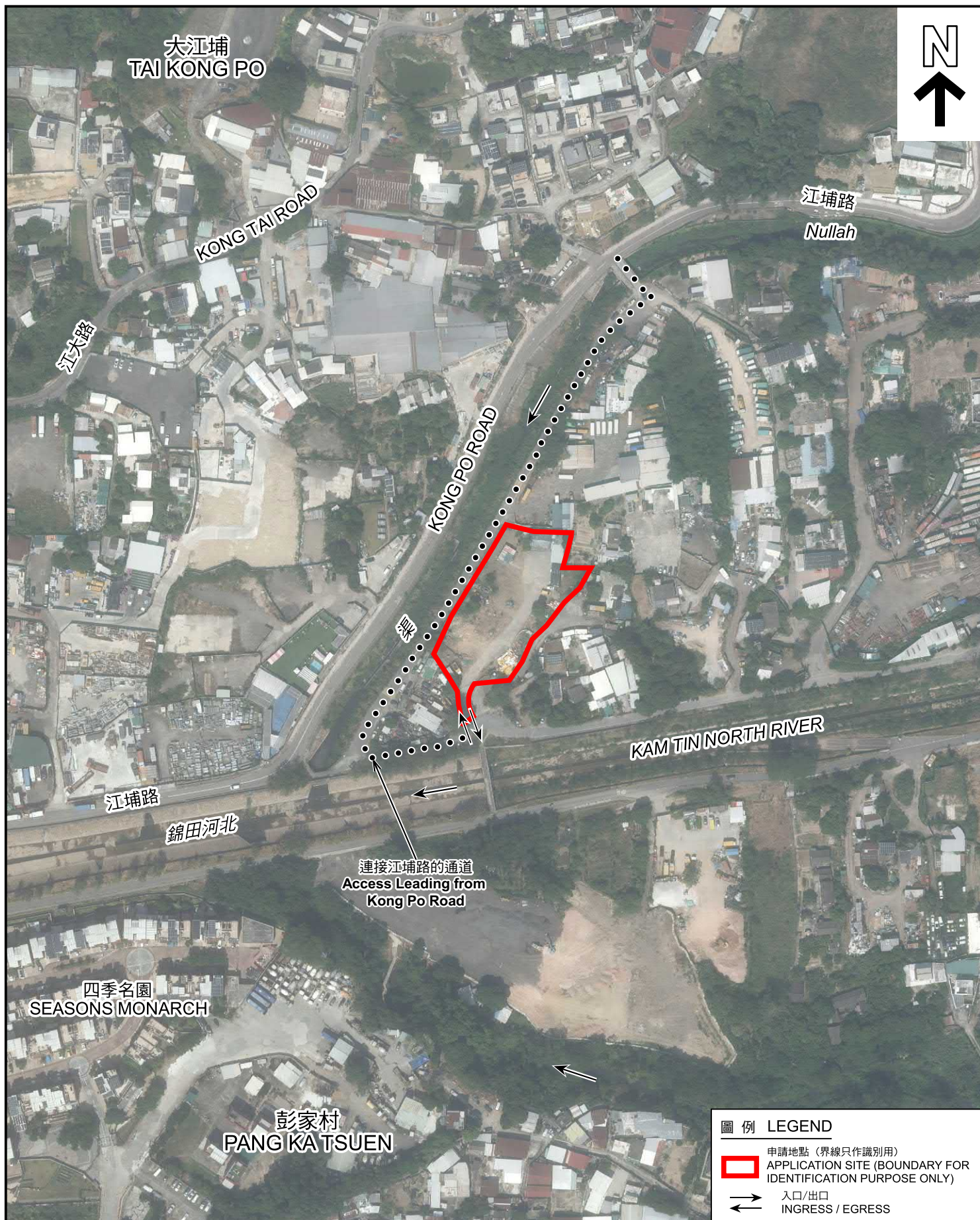
申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-KTN/1185

圖 PLAN
A-1



航攝照片 AERIAL PHOTO

本摘要圖於2025年12月1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 E237475C
EXTRACT PLAN PREPARED ON 1.12.2025
BASED ON AERIAL PHOTO NO.
E237475C TAKEN ON 24.10.2024
BY LANDS DEPARTMENT

臨時地盤辦公室及相關的填土工程(為期3年)
新界元朗錦田丈量約份第110約地段第84號(部分)、第85號A分段餘段(部分)、
第85號C分段(部分)、第86號餘段(部分)及第113號(部分)
TEMPORARY SITE OFFICE AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS
LOTS 84 (PART), 85 S.A RP (PART), 85 S.C (PART), 86 RP (PART) AND 113 (PART)
IN D.D. 110, KAM TIN, YUEN LONG, NEW TERRITORIES

圖例 LEGEND

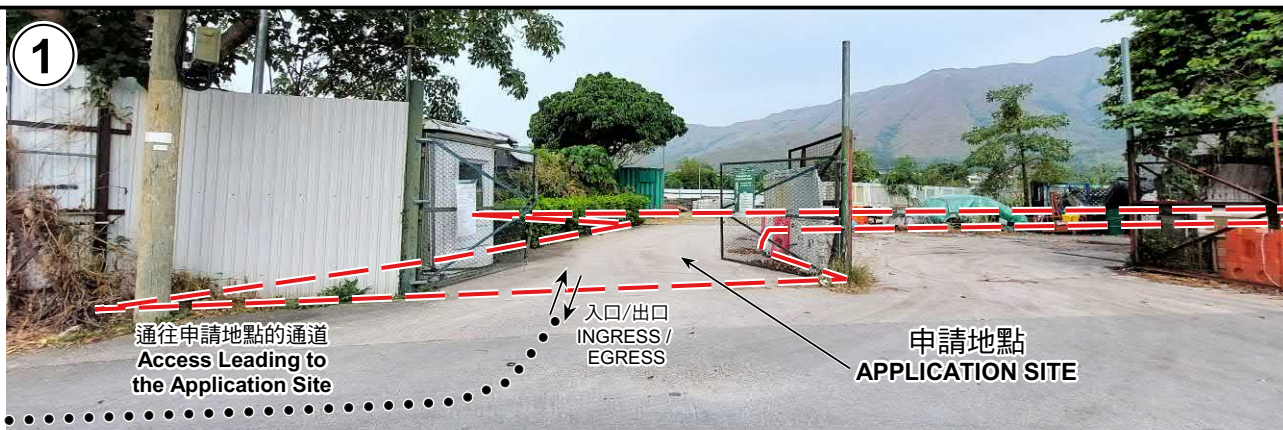
-  申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
-  入口/出口
INGRESS / EGRESS



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-KTN/1185

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12月24日擬備，所根據的資料為攝於2025年11月18日的實地照片
PLAN PREPARED ON 24.12.2025
BASED ON SITE PHOTOS
TAKEN ON 18.11.2025

臨時地盤辦公室及相關的填土工程(為期3年)
新界元朗錦田丈量約份第110約地段第84號(部分)、第85號A分段餘段(部分)、
第85號C分段(部分)、第86號餘段(部分)及第113號(部分)
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FOR A PERIOD OF 3 YEARS
LOTS 84 (PART), 85 S.A RP (PART), 85 S.C (PART), 86 RP (PART) AND 113 (PART)
IN D.D. 110, KAM TIN, YUEN LONG, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-KTN/1185

圖 PLAN
A-4