

DEVELOPMENT PARAMETERS		STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT												
APPLICATION SITE AREA	: 10,240 m ² (ABOUT)	B1	SITE OFFICE	72 m ² (ABOUT)	144 m ² (ABOUT)	7 m (ABOUT)(2-STORY)												
COVERED AREA	: 6,026 m ² (ABOUT)	B2	WAREHOUSE (EXCLUDING D.G.G.)	5,954 m ² (ABOUT)	11,908 m ² (ABOUT)	13 m (ABOUT)(2-STORY)												
UNCOVERED AREA	: 4,214 m ² (ABOUT)	COVERED LOADING / UNLOADING AREA																
PLOT RATIO	: 1.2																	
SITE COVERAGE	: 59 % (ABOUT)																	
NO. OF STRUCTURE	: 2																	
DOMESTIC GFA	: NOT APPLICABLE																	
NON-DOMESTIC GFA	: 12,052 m ² (ABOUT)																	
TOTAL GFA	: 12,052 m ² (ABOUT)																	
BUILDING HEIGHT	: 7 m - 13 m (ABOUT)																	
NO. OF STOREY	: 2																	
<p>*D.G.G. - DANGEROUS GOODS GODOWN</p>																		
<p>PARKING AND LOADING / UNLOADING PROVISIONS</p> <table border="1"> <tr> <td>NO. OF PRIVATE CAR PARKING SPACE</td> <td>: 4</td> </tr> <tr> <td>DIMENSION OF PARKING SPACE</td> <td>: 5 m (L) x 2.5 m (W)</td> </tr> <tr> <td>NO. OF L/U/L SPACE FOR MEDIUM GOODS VEHICLE</td> <td>: 2</td> </tr> <tr> <td>DIMENSION OF L/U/L SPACE</td> <td>: 11 m (L) x 3.5 m (W)</td> </tr> <tr> <td>NO. OF L/U/L SPACE FOR CONTAINER VEHICLE</td> <td>: 2</td> </tr> <tr> <td>DIMENSION OF L/U/L SPACE</td> <td>: 16 m (L) x 3.5 m (W)</td> </tr> </table>							NO. OF PRIVATE CAR PARKING SPACE	: 4	DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)	NO. OF L/U/L SPACE FOR MEDIUM GOODS VEHICLE	: 2	DIMENSION OF L/U/L SPACE	: 11 m (L) x 3.5 m (W)	NO. OF L/U/L SPACE FOR CONTAINER VEHICLE	: 2	DIMENSION OF L/U/L SPACE	: 16 m (L) x 3.5 m (W)
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<p>COVERED AREA</p>																		
<p>GROSS FLOOR AREA</p>																		
<p>BUILDING HEIGHT</p>																		

PLANNING CONSULTANT

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

SITE LOCATION
VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE
1:1250 @ A4

DRAWN BY	DATE
MN	3.6.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG. NO.	VER.
PLAN 4	001

LEGEND

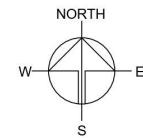
- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (MGV)
- LOADING / UNLOADING SPACE (CV)
- INGRESS / EGRESS

(摘錄自申請人於 25.6.2025 呈交的申請書)
(Extract from Applicant's Submission of 25.6.2025)

參考編號 REFERENCE No. A/YL-KTN/1136	繪圖 DRAWING A - 1
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(摘錄自申請人於 25.6.2025 呈交的申請書)
(Extract from Applicant's Submission of 25.6.2025)



PLANNING CONSULTANT
R-RICHES PLANNING LIMITED

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

SITE LOCATION
VARIOUS LOTS IN D.D. 107 AND
ADJOINING GOVERNMENT
LAND, KAM TIN, YUEN LONG,
NEW TERRITORIES

SCALE
1:1000 @ A4

DRAWN BY MN DATE 3.6.2025

REVISED BY DATE

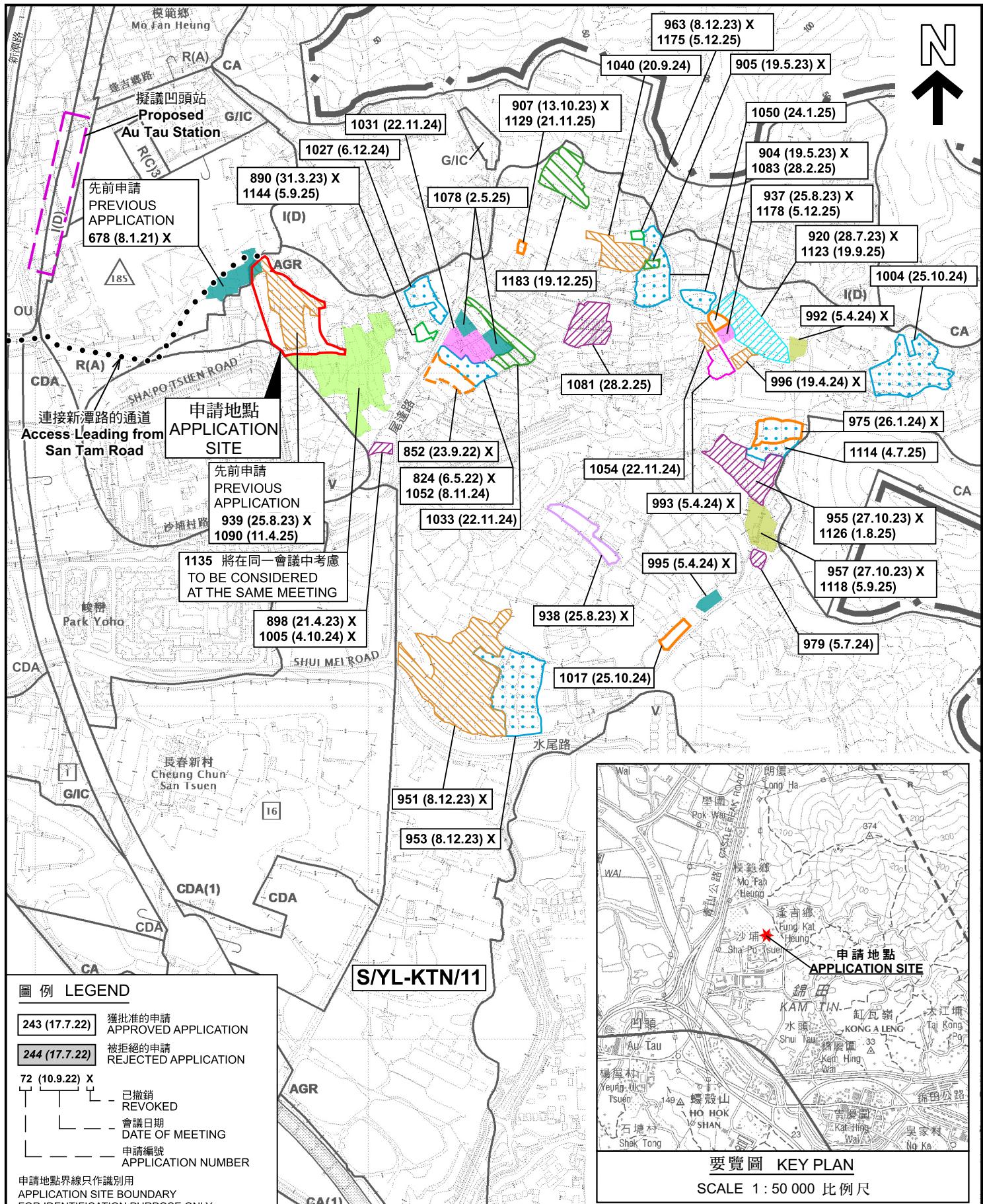
APPROVED BY DATE

DWG. TITLE
FILLING OF LAND AREA

DWG. NO. PLAN 5 VER. 001

參考編號
REFERENCE No.
A/YL-KTN/1136

繪圖
DRAWING
A - 2



本摘要圖於2026年2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 2.2.2026
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTN/11 APPROVED ON 5.12.2023

位置圖 LOCATION PLAN

擬議臨時貨倉(危險品倉庫除外)連附屬設施和相關的填土工程(為期3年)
新界元朗逢吉鄉丈量約份第107約多個地段和毗連政府土地
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS
GOODS GODOWN) WITH ANCILLARY FACILITIES AND
ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND,
FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

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



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-KTN/1136

圖 PLAN
A-1

R(A) I(D)

逢吉鄉
FUNG KAT HEUNG



露天存放車輛
Open Storage
of Vehicles

D.D. 107

S/YL-KTN/11

連接新潭路的通道
Access Leading from
San Tam Road

施工中
Works in Progress

貯物
Storage

AGR

草地
Grassland

圖例 LEGEND

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

R(A) 住宅 (甲類)
RESIDENTIAL (GROUP A)

V 鄉村式發展
VILLAGE TYPE DEVELOPMENT

I(D) 工業 (丁類)
INDUSTRIAL (GROUP D)

AGR 農業
AGRICULTURE

G.L. 政府土地
GOVERNMENT LAND

RES 住用構築物
RESIDENTIAL STRUCTURES

A/C 常耕農地
CULTIVATED AGRICULTURAL LAND

實地照片的觀景點
VIEWING POINT OF SITE PHOTO
入口/出口
INGRESS / EGRESS

擬議臨時貨倉 (危險品倉庫除外) 連附屬設施和相關的填土工程 (為期3年)

新界元朗逢吉鄉丈量約份第107約多個地段和毗連政府土地
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VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND,
FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

本摘要圖於2026年2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 2.2.2026
BASED ON SURVEY SHEETS No.
6-NE-1D & 2C

平面圖 SITE PLAN

SCALE 1 : 1 500 比例尺

METRES

30

0

30

60

METRES

存放建築材料
Storage of
Construction
Materials

存放建築材料
Storage of
Construction
Materials

RES

RES

RES

空置
Vacant

RES

843 S.A.

843 S.B.

847

848

832 S.B.

832 S.A.

831

830 S.B.

RP

824 S.B.

RP

824 S.A.

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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

本摘要圖於2026年2月2日擬備，
所根據的資料為地政總署於2025年5月26日
拍得的航攝照片編號 E257299C
EXTRACT PLAN PREPARED ON 2.2.2026
BASED ON AERIAL PHOTO No.
E257299C TAKEN ON 26.5.2025
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議臨時貨倉（危險品倉庫除外）連附屬設施和相關的填土工程（為期3年）
新界元朗逢吉鄉丈量約份第107約多個地段和毗連政府土地
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS
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VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND,
FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-KTN/1136

圖 PLAN
A-3

1



2



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

<p>本圖於2026年2月2日擬備，所根據的資料為攝於2026年1月13日的實地照片 PLAN PREPARED ON 2.2.2026 BASED ON SITE PHOTOS TAKEN ON 13.1.2026</p>	<p><u>實地照片 SITE PHOTOS</u></p> <p>擬議臨時貨倉(危險品倉庫除外)連附屬設施和相關的填土工程(為期3年) 新界元朗逢吉鄉丈量約份第107約多個地段和毗連政府土地 PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES</p>	<p>規劃署 Planning Department</p> <p>參考編號 REFERENCE No. A/YL-KTN/1136</p> <p>圖 PLAN A-4</p>
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