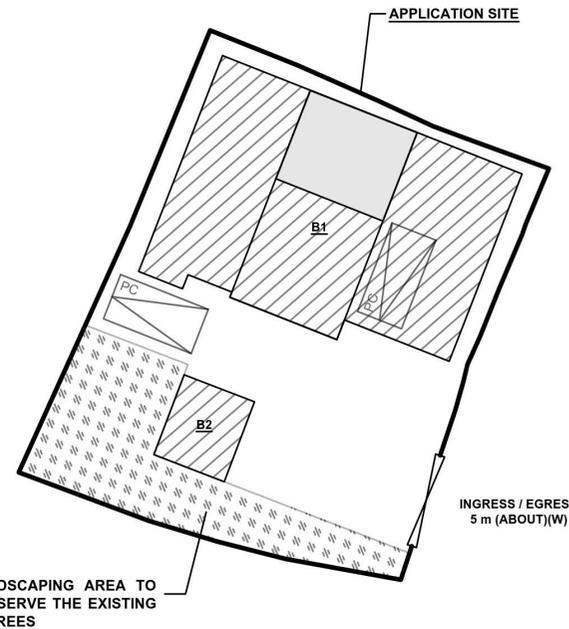
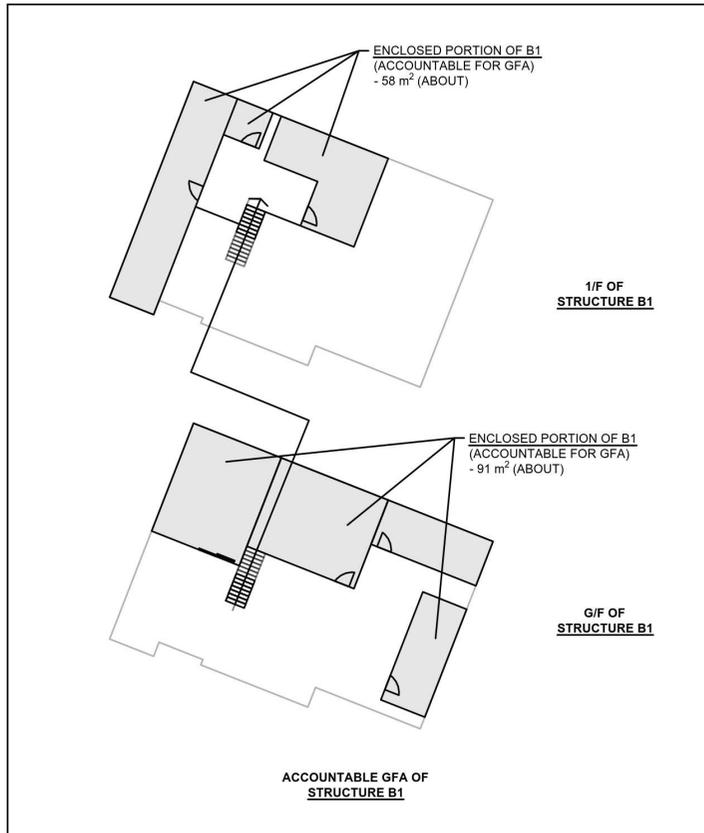
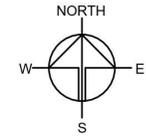


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 487 m ²	(ABOUT)
COVERED AREA	: 212 m ²	(ABOUT)
UNCOVERED AREA	: 275 m ²	(ABOUT)
PLOT RATIO	: 0.55	(ABOUT)
SITE COVERAGE	: 44 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 270 m ²	(ABOUT)
TOTAL GFA	: 270 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES (REAL ESTATE AGENCY, OFFICE, STORAGE OF DOCUMENTS AND WASHROOM)	194 m ² (ABOUT)	252 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		212 m² (ABOUT)	270 m² (ABOUT)	



LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (2 OR 4-SIDE OPEN)
- PARKING SPACE (PRIVATE CAR)
- INGRESS / EGRESS
- LANDSCAPE AREA

PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES (REAL ESTATE AGENCY) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1:250 @ A1

DRAWN BY	DATE
MN	24.11.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG. NO.	VER.
PLAN 1	001

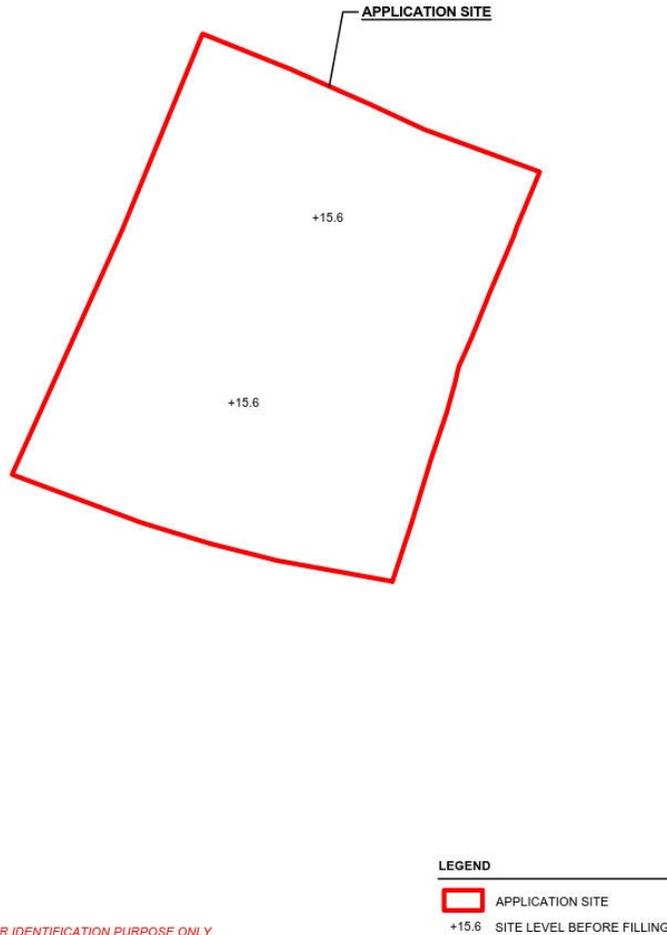
(摘錄自申請人於 12. 2. 2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 12.2.2026)

參考編號
REFERENCE No.
A/YL-KTN/1200

繪圖
DRAWING
A - 1

THE APPLICATION SITE BEFORE FILLING OF LAND

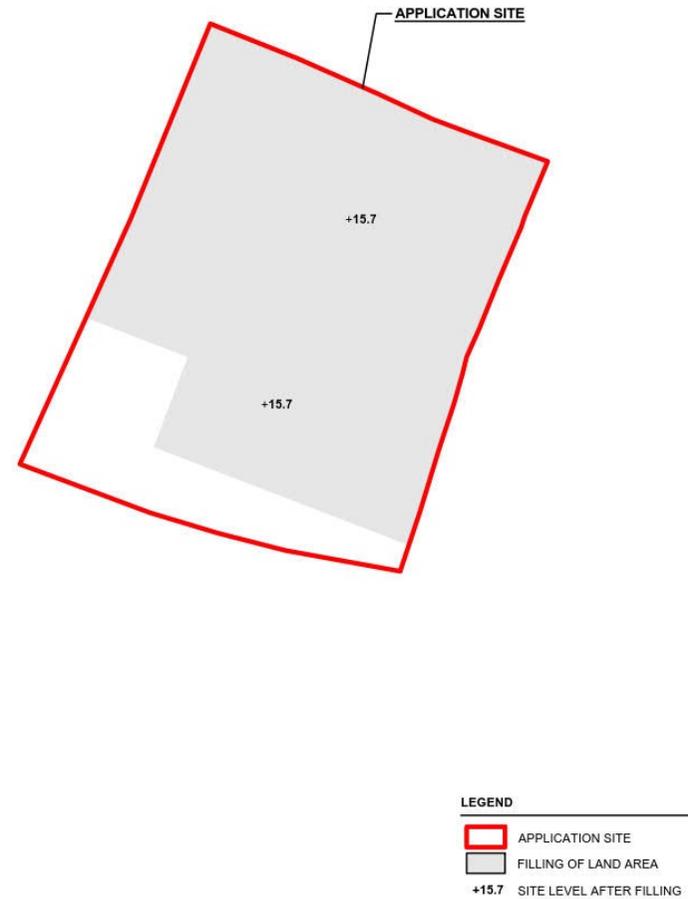
APPLICATION SITE AREA : 487 m² (ABOUT)
 SITE LEVELS BEFORE FILLING : +15.6 mPD (ABOUT)



FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : 487 m² (ABOUT)
 EXISTING HARD-PAVED AREA : 397 m² (ABOUT)
 EXISTING SITE LEVELS : +15.7 mPD (ABOUT)
 DEPTH OF FILLING : NOT MORE THAN 0.1 m
 MATERIAL OF FILLING : CONCRETE
 PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE,
 PARKING AND CIRCULATION SPACES

THE SITE HAS BEEN FILLED WITH CONCRETE FOR SITE FORMATION OF STRUCTURE AND CIRCULATION AREA UNDER THE PREVIOUS APPLICATION NO. A/YL-KTN/605. NO FURTHER FILLING OF LAND WILL BE CARRIED AT THE APPLICATION SITE.



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1:350 @ A1

DRAWN BY MN	DATE 24.11.2025
CHECKED BY	DATE
APPROVED BY	DATE

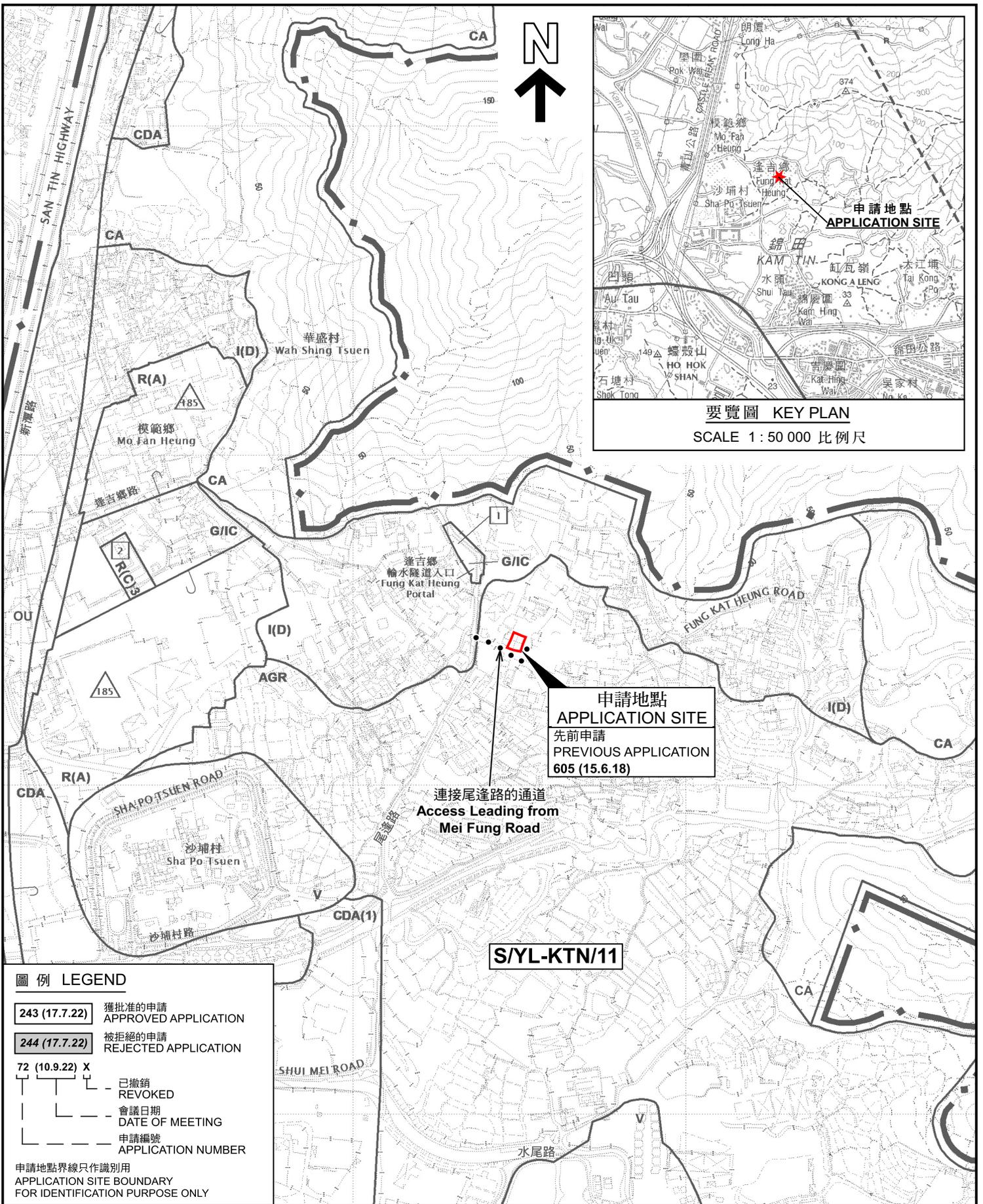
DWG. TITLE
FILLING OF LAND AREA

DWG NO. PLAN 2	VER. 001
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(摘錄自申請人於 2.1.2026 呈交的補充規劃書)
 (Extract from Applicant's Supplementary Planning Statement of 2.1.2026)

參考編號
 REFERENCE No.
 A/YL-KTN/1200

繪圖
 DRAWING
 A - 2



要覽圖 KEY PLAN
SCALE 1 : 50 000 比例尺

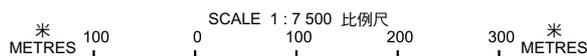
圖例 LEGEND

- 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

位置圖 LOCATION PLAN

臨時商店及服務行業(地產代理)連附屬設施及相關的填土工程(為期3年)
元朗錦田達吉鄉丈量約份第107約多個地段
TEMPORARY SHOP AND SERVICES (REAL ESTATE AGENCY)
WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG

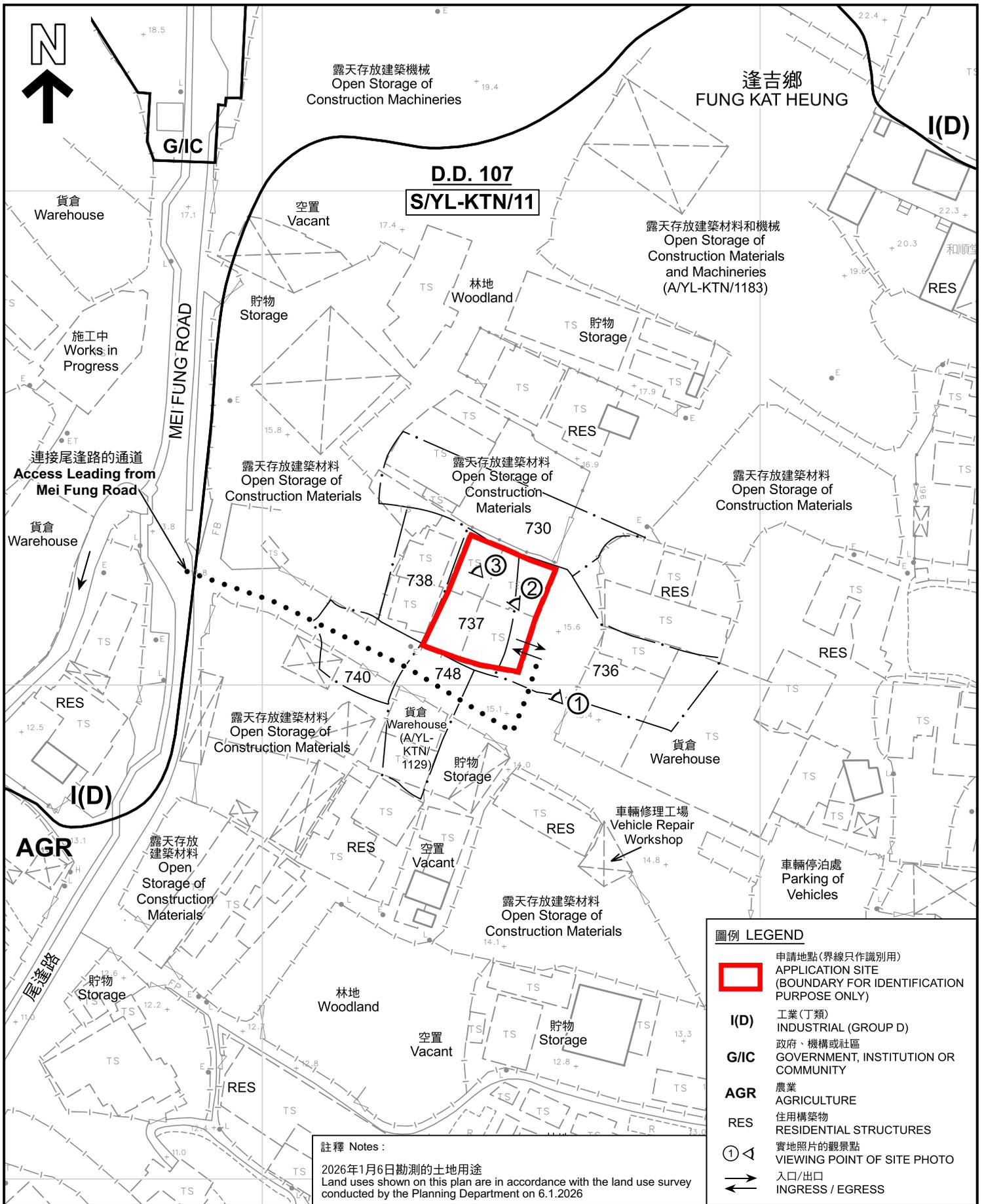


規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-KTN/1200

圖 PLAN
A-1

本摘要圖於2026年2月20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 20.2.2026
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTN/11 APPROVED ON 5.12.2023



註釋 Notes:

2026年1月6日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 6.1.2026

圖例 LEGEND

-  申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)
- I(D)** 工業(丁類)
INDUSTRIAL (GROUP D)
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR
COMMUNITY
- AGR** 農業
AGRICULTURE
- RES** 住用構築物
RESIDENTIAL STRUCTURES
- ① ◁ 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- ↔ 入口/出口
INGRESS / EGRESS

平面圖 SITE PLAN

臨時商店及服務行業(地產代理)連附屬設施及相關的填土工程(為期3年)
元朗錦田逢吉鄉丈量約份第107約多個地段
TEMPORARY SHOP AND SERVICES (REAL ESTATE AGENCY)
WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG

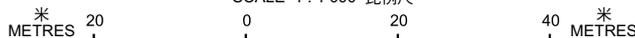


規劃署
Planning Department

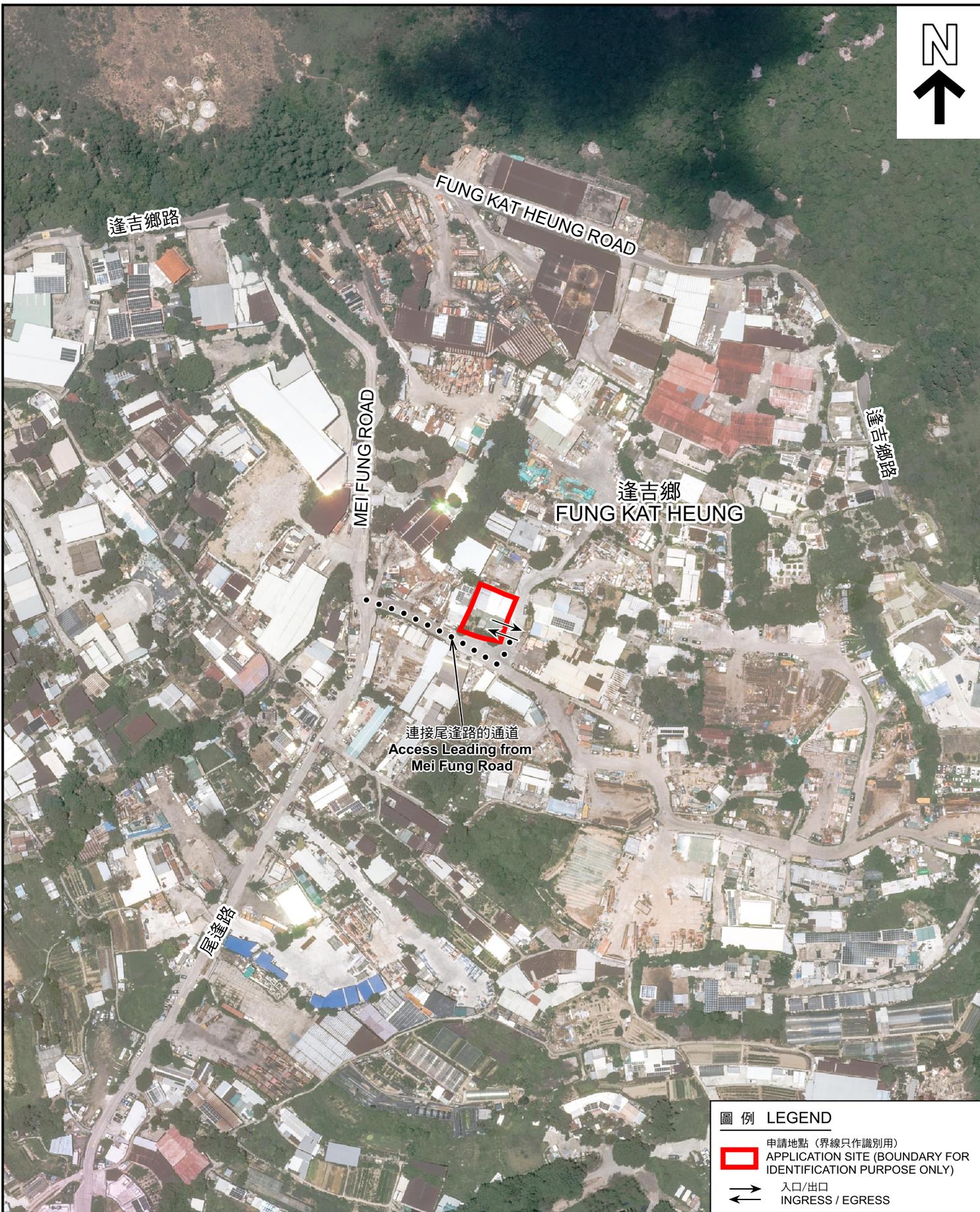
參考編號
REFERENCE No.
A/YL-KTN/1200

圖 PLAN
A-2

SCALE 1 : 1 000 比例尺



本摘要圖於2026年2月20日擬備，
所根據的資料為測量圖編號
6-NE-2C
EXTRACT PLAN PREPARED ON 20.2.2026
BASED ON SURVEY SHEET No.
6-NE-2C



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2026年2月20日擬備，
所根據的資料為地政總署於2025年6月10日
拍得的航攝照片編號 E257810C
EXTRACT PLAN PREPARED ON 20.2.2026
BASED ON AERIAL PHOTO No.
E257810C TAKEN ON 10.6.2025
BY LANDS DEPARTMENT

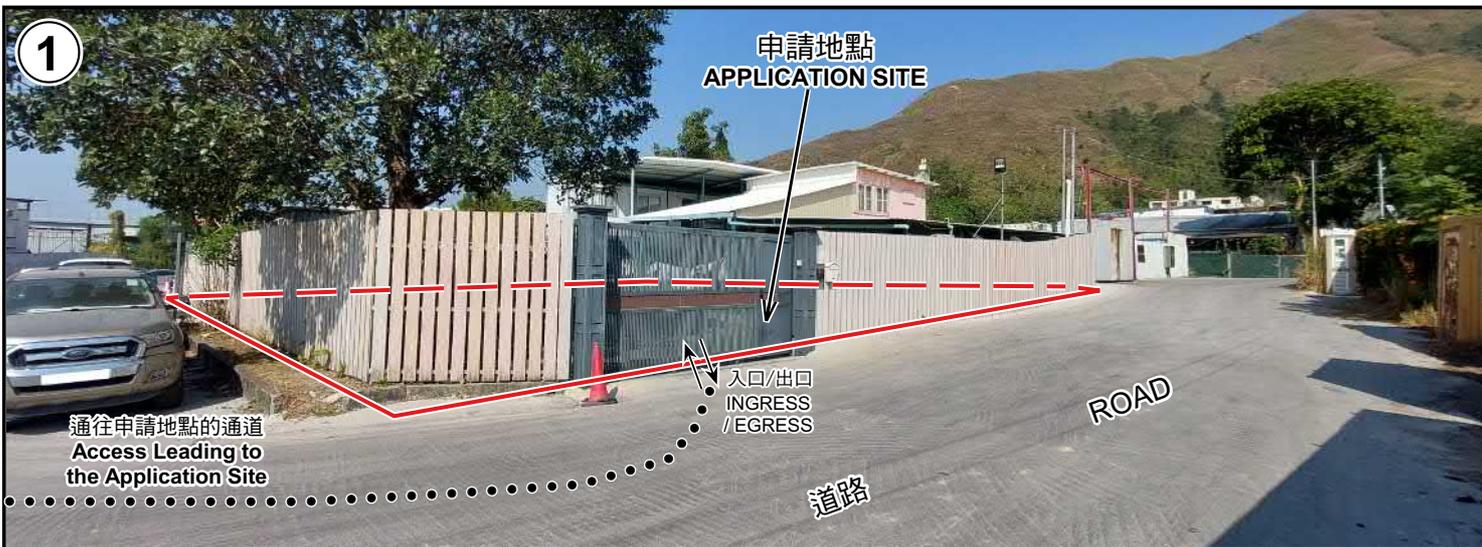
臨時商店及服務行業(地產代理)連附屬設施及相關的填土工程(為期3年)
元朗錦田逢吉鄉丈量約份第107約多個地段
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WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-KTN/1200

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2026年2月23日擬備，所根據的資料為攝於2026年1月6日的實地照片
 PLAN PREPARED ON 23.2.2026
 BASED ON SITE PHOTOS
 TAKEN ON 6.1.2026

臨時商店及服務行業(地產代理)連附屬設施及相關的填土工程(為期3年)
 元朗錦田逢吉鄉丈量約份第107約多個地段
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 FOR A PERIOD OF 3 YEARS
 VARIOUS LOTS IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG



規劃署
 Planning Department

參考編號
 REFERENCE No.
 A/YL-KTN/1200

圖 PLAN
 A-4