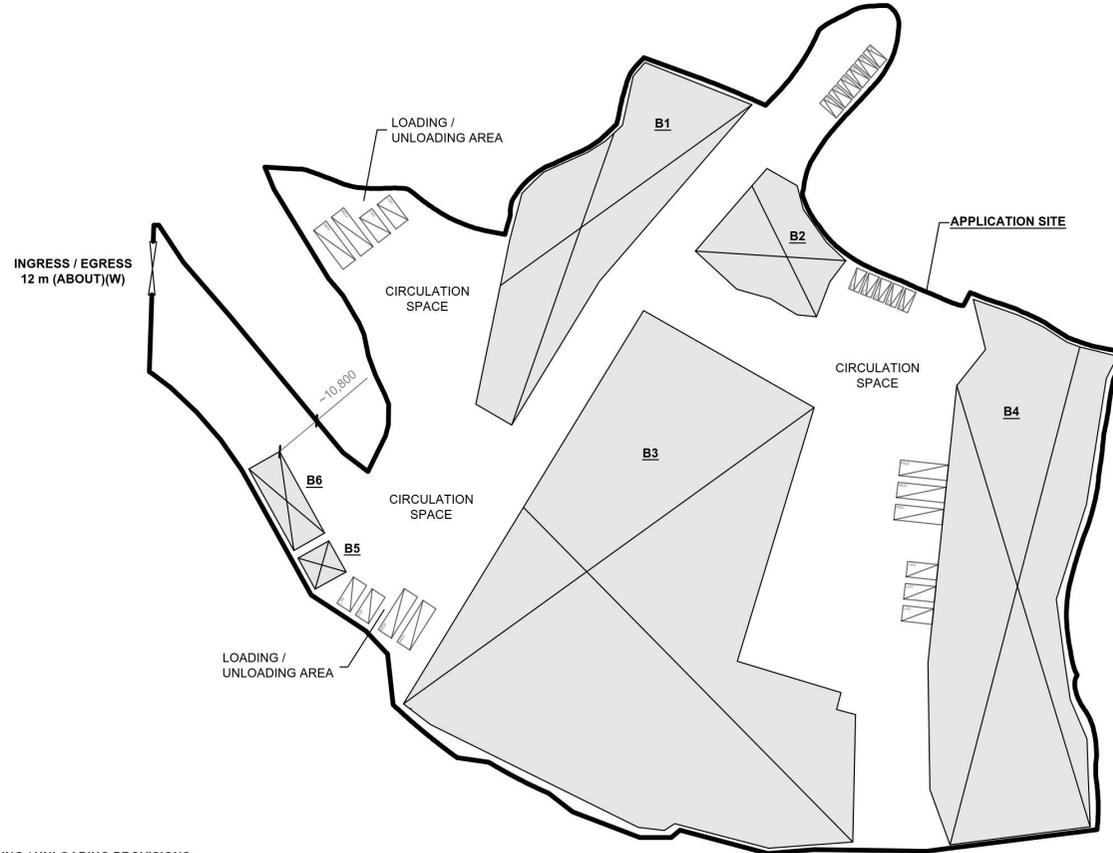
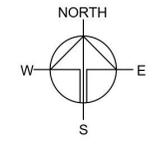


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 25,206 m ²	(ABOUT)
COVERED AREA	: 13,453 m ²	(ABOUT)
UNCOVERED AREA	: 11,573 m ²	(ABOUT)
PLOT RATIO	: 0.53	(ABOUT)
SITE COVERAGE	: 53 %	(ABOUT)
NO. OF STRUCTURE	: 6	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 13,453 m ²	(ABOUT)
TOTAL GFA	: 13,453 m ²	(ABOUT)
BUILDING HEIGHT	: 3.5 - 13 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE AND WASHROOM	1,784 m ² (ABOUT)	1,784 m ² (ABOUT)	13 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE AND WASHROOM	616 m ² (ABOUT)	616 m ² (ABOUT)	13 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE AND WASHROOM	7,154 m ² (ABOUT)	7,154 m ² (ABOUT)	13 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE AND WASHROOM	3,667 m ² (ABOUT)	3,667 m ² (ABOUT)	13 m (ABOUT)(1-STOREY)
B5	FS PUMP ROOM	64 m ² (ABOUT)	64 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B6	FS WATER TANK	168 m ² (ABOUT)	168 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		13,453 m² (ABOUT)	13,453 m² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 11
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 7
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 7
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)

LEGEND

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

PLANNING CONSULTANT	
PROJECT	
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND 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	
1:4500 @ A1	
DRAWN BY	DATE
MN	25.8.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG. NO.	VER.
PLAN 4	001

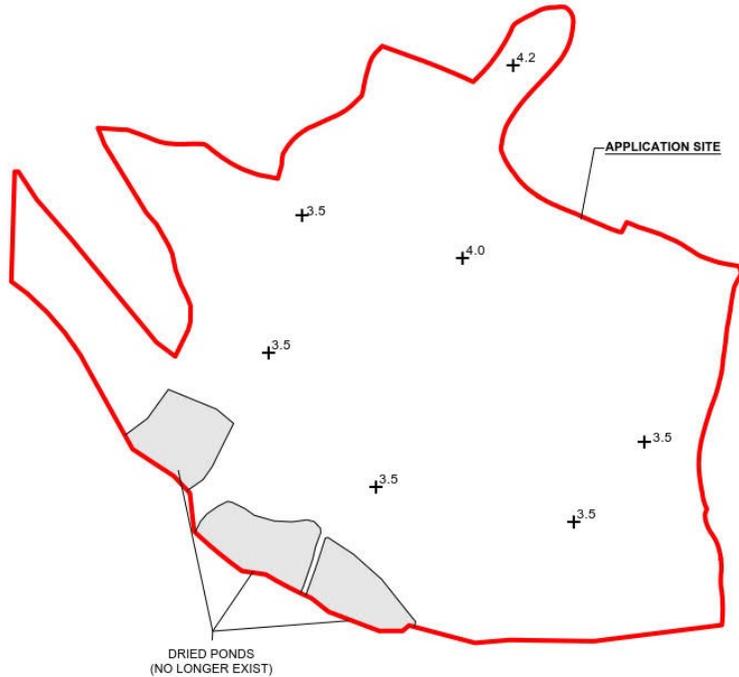
(摘錄自申請人於 16. 10. 2025 呈交的申請書)
(Extract from Applicant's Submission of 16.10.2025)

參考編號 REFERENCE No. A/YL-KTN/1180	繪圖 DRAWING A - 1
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EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 25,206 m ²	(ABOUT)
EXISTING DRIED POND AREA*	: 1,623 m ²	(ABOUT)
DEPTH OF POND	: 0.5 m	(ABOUT)
EXISTING SOILED AREA	: 23,583 m ²	(ABOUT)
EXISTING SITE LEVELS	: +3.5 mPD TO +4.2 mPD	(ABOUT)

*THE DRIED PONDS HAVE ALREADY BEEN FILLED SINCE THE 1990s. THE APPLIED 'FILLING OF POND' IS INTENDED TO REGULARIZE THE POND FILLING AREAS AT THE APPLICATION SITE.



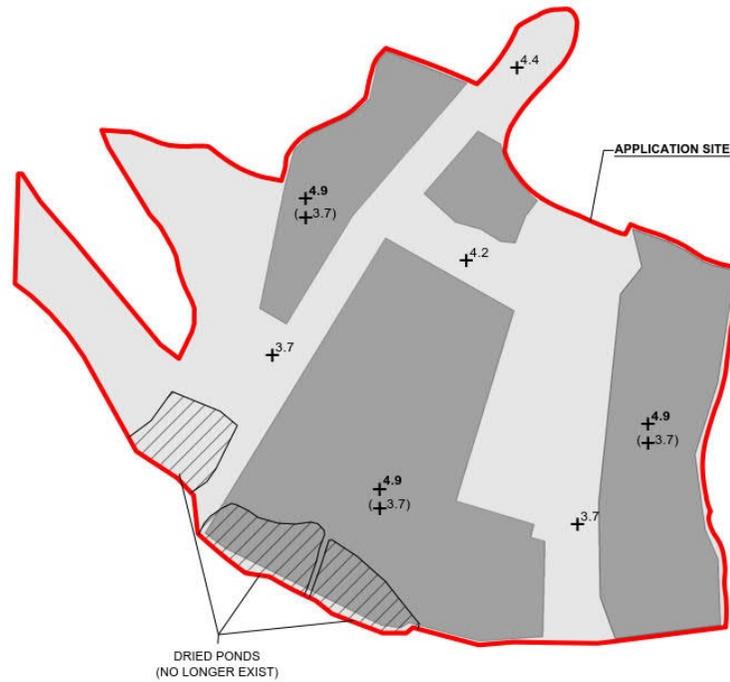
LEGEND

	APPLICATION SITE
	EXISTING DRIED POND
+3.5	SITE LEVEL

*SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY

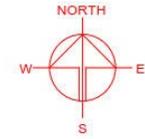
REGULARIZATION OF FILLING OF LAND AND POND AREA

APPLICATION SITE AREA	: 25,206 m ²	(ABOUT)
COVERED BY STRUCTURE	: 13,453 m ²	(ABOUT)
PROPOSED LAND FILLING AREA	: 25,206 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 1.4 m (INCLUDING 1.2 m IN DEPTH FOR LOADING/UNLOADING PLATFORM CONFINED WITHIN STRUCTURES ERECTED/TO BE ERECTED)	
PROPOSED SITE LEVELS	: +3.7 mPD TO +4.9 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES LOADING/UNLOADING LEVEL AND CIRCULATION AREA	
PROPOSED POND FILLING AREA	: 1,623 m ²	(ABOUT)
DEPTH OF POND FILLING	: 0.5 m	(ABOUT)



LEGEND

	APPLICATION SITE
	PROPOSED LAND FILLING AREA FOR CIRCULATION
	PROPOSED LAND FILLING AREA FOR LUL LEVEL OF STRUCTURE
	PROPOSED POND FILLING AREA
+3.7	SITE LEVEL
(+3.7)	SITE LEVEL (WITHOUT LOADING/UNLOADING PLATFORM)



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GODDOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND 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

1:2000 @ A1

DRAWN BY

MN

DATE

6.8.2025

REVISOR BY

DATE

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND AREA (1/2)

DWG NO.

PLAN 1

VER.

001

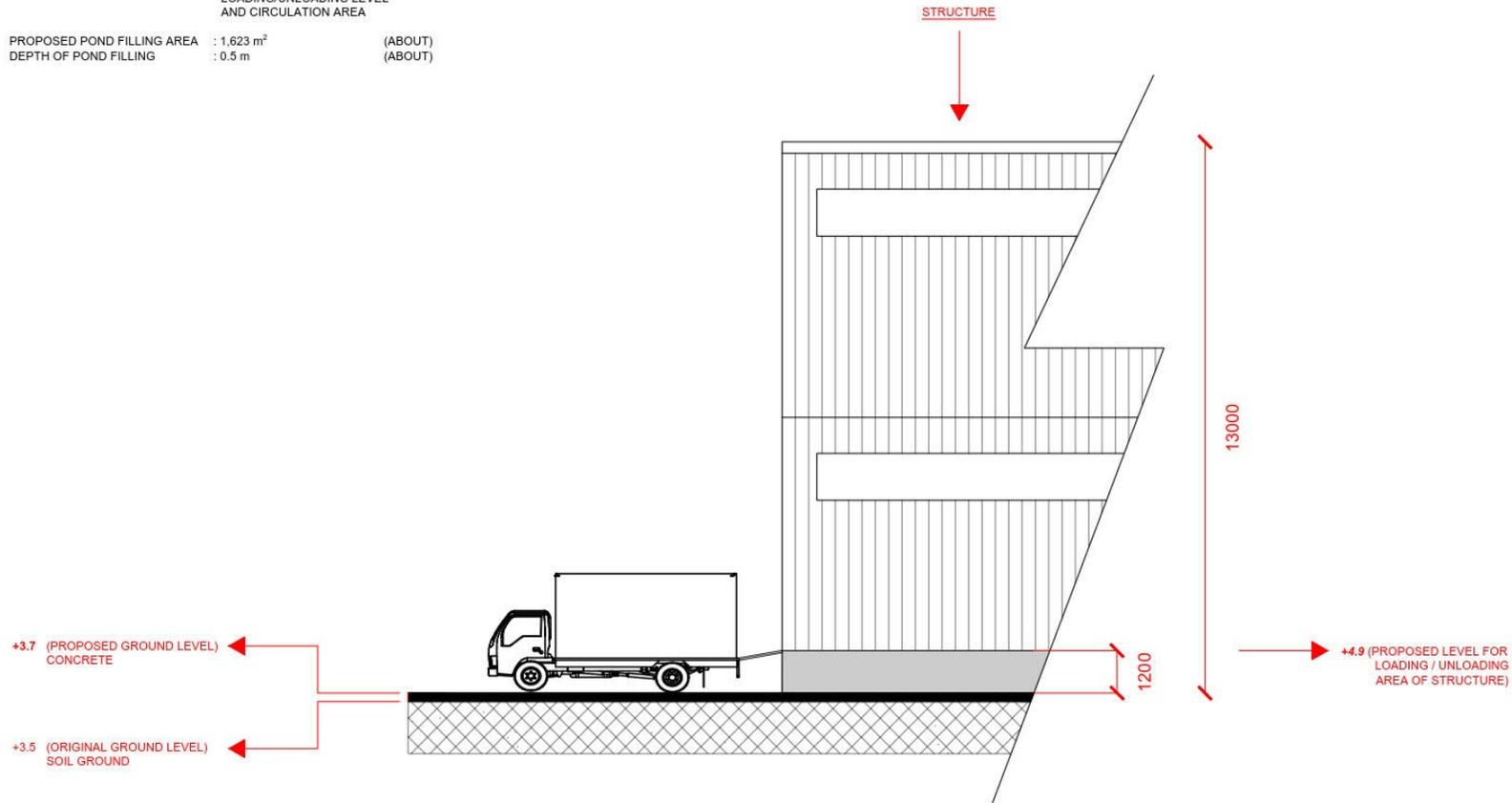
(摘錄自申請人於 4.2.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 4.2.2026)

參考編號
REFERENCE No.
A/YL-KTN/1180

繪圖
DRAWING
A - 2

REGULARIZATION OF FILLING OF LAND AND POND AREA

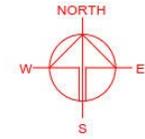
APPLICATION SITE AREA	: 25,206 m ²	(ABOUT)
COVERED BY STRUCTURE	: 13,453 m ²	(ABOUT)
PROPOSED LAND FILLING AREA	: 25,206 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 1.4 m	
	(INCLUDING 1.2 m IN DEPTH FOR LOADING/UNLOADING PLATFORM CONFINED WITHIN STRUCTURES ERECTED/TO BE ERECTED)	
PROPOSED SITE LEVELS	: +4.2 mPD TO +4.9 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, LOADING/UNLOADING LEVEL AND CIRCULATION AREA	
PROPOSED POND FILLING AREA	: 1,623 m ²	(ABOUT)
DEPTH OF POND FILLING	: 0.5 m	(ABOUT)



*SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY

LEGEND

- PROPOSED FILLING AREA FOR LOADING/UNLOADING LEVEL OF STRUCTURE
- PROPOSED FILLING AREA FOR CIRCULATION
- EXISTING GROUND LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND 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

±: 150 @ A4

DRAWN BY	DATE
MN	2.2.2026
REVISER BY	DATE
APPROVED BY	DATE

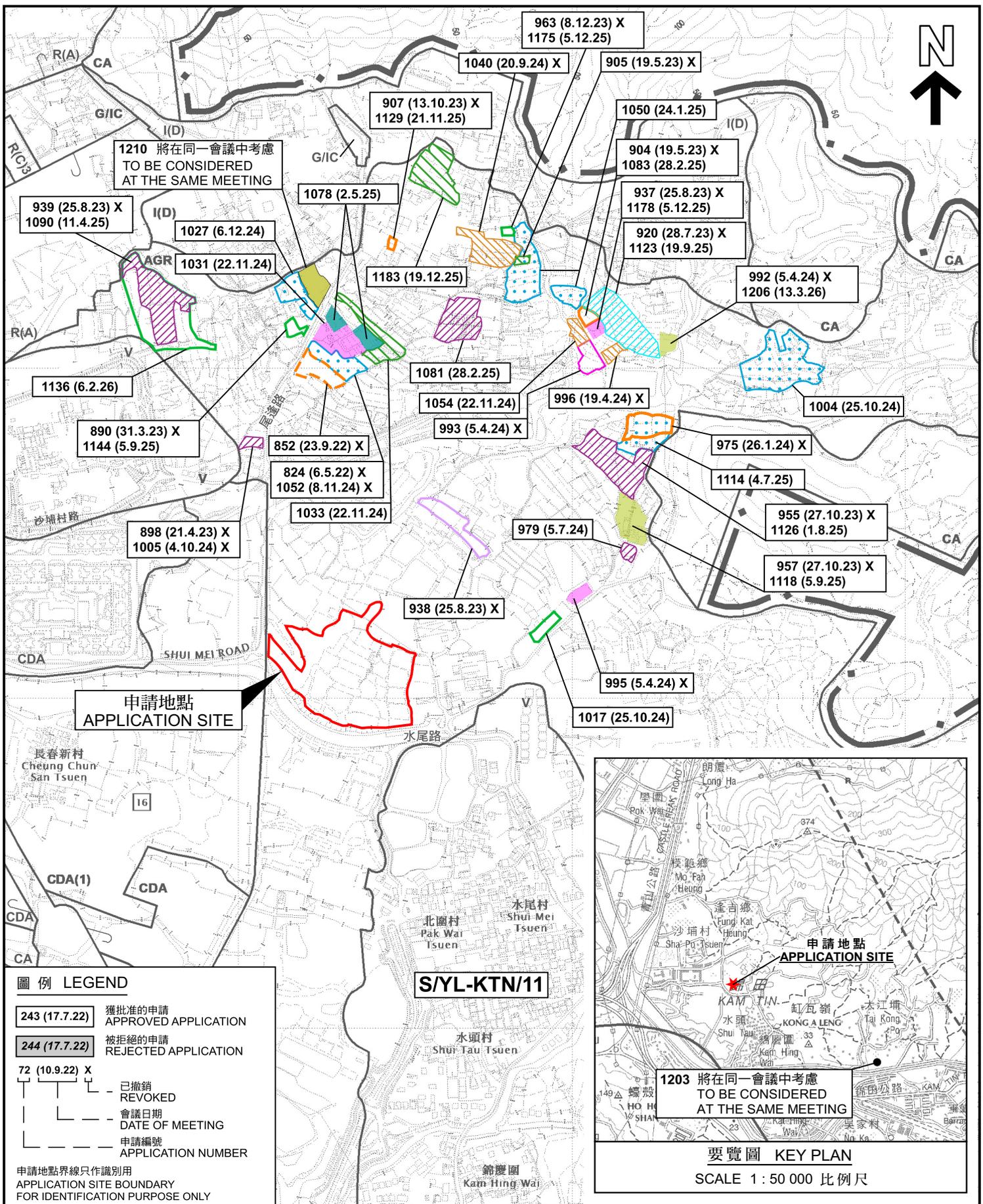
DWG. TITLE
FILLING OF LAND AREA (2/2)

DWG NO.	VER.
PLAN 2	001

(摘錄自申請人於 4.2.2026 呈交的進一步資料)
(Extract from Applicant's Further Information Submitted on 4.2.2026)

參考編號
REFERENCE No.
A/YL-KTN/1180

繪圖
DRAWING
A - 3



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

本摘要圖於2026年3月25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 25.3.2026 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和填塘工程(為期3年)
元朗錦田丈量約份第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 AND POND FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG

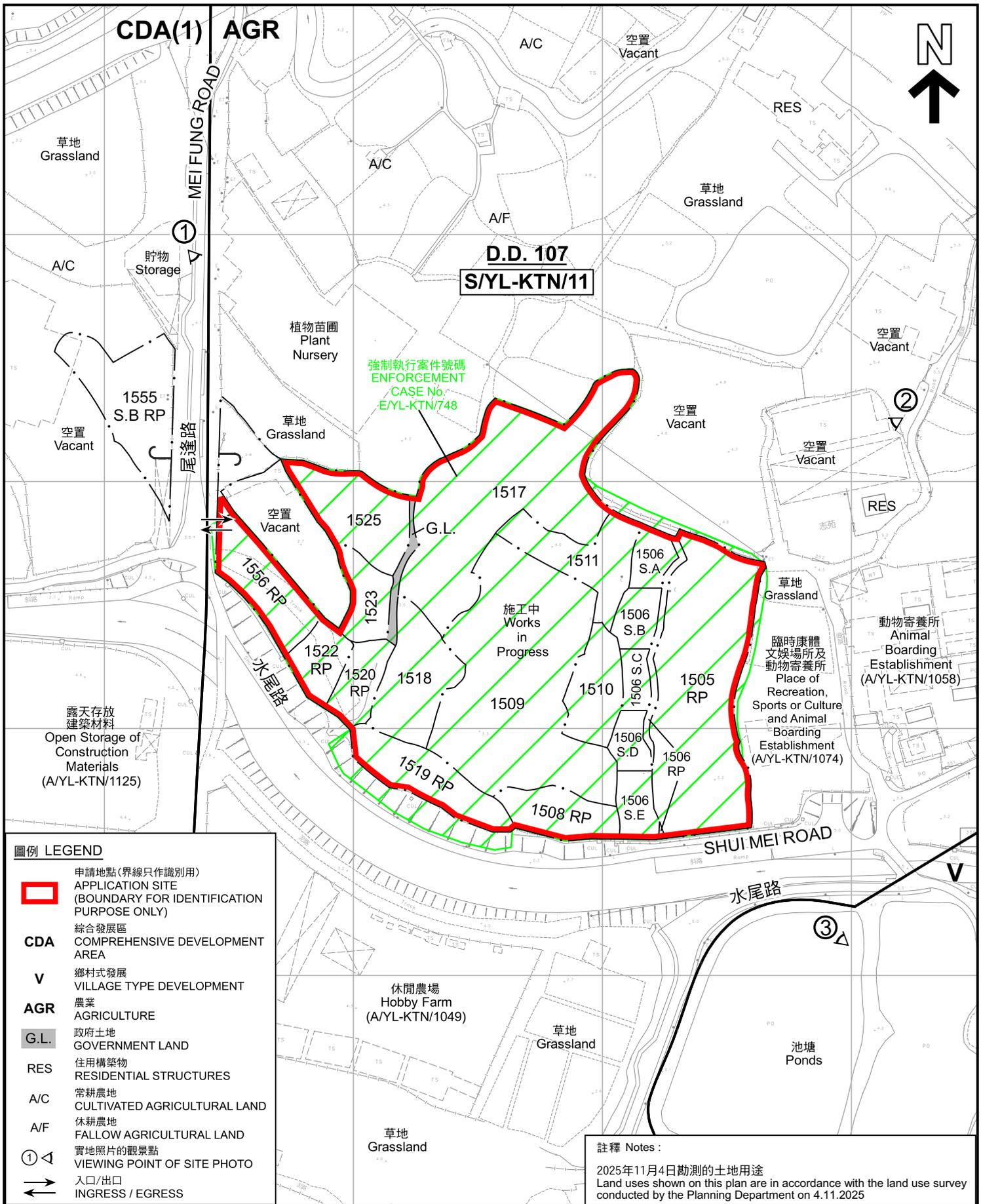
SCALE 1 : 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-KTN/1180

圖 PLAN
A-1a



圖例 LEGEND

	申請地點(界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
CDA	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
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
A/F	休耕農地 FALLOW AGRICULTURAL LAND
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
	入口/出口 INGRESS / EGRESS

註釋 Notes :
 2025年11月4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 4.11.2025

本摘要圖於2026年3月25日擬備，
 所根據的資料為測量圖編號
 6-NE-6B 及 7A
 EXTRACT PLAN PREPARED ON 25.3.2026
 BASED ON SURVEY SHEETS No.
 6-NE-6B & 7A

平面圖 SITE PLAN

擬議臨時貨倉(危險品倉庫除外)連附屬設施和
 相關的填土和填塘工程(為期3年)
 元朗錦田丈量約份第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 AND POND FOR A PERIOD OF 3 YEARS
 VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND,
 KAM TIN, YUEN LONG
 SCALE 1 : 2 000 比例尺

米 METRES 40 0 40 80 米 METRES

規劃署
 Planning Department

參考編號 REFERENCE No. A/YL-KTN/1180	圖 PLAN A-2
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MEIFUNG ROAD

尾逢路

水尾路

SHUI MEI ROAD

水尾路

水尾
SHUI MEI

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3月25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 25.3.2026
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
相關的填土和填塘工程 (為期3年)
元朗錦田丈量約份第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 AND POND FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND,
KAM TIN, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
AYL-KTN/1180

圖 PLAN
A-3

1



2



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25日擬備，所根據的資料為攝於2025年11月4日的實地照片
PLAN PREPARED ON 25.2.2026
BASED ON SITE PHOTOS
TAKEN ON 4.11.2025

擬議臨時貨倉(危險品倉庫除外)連附屬設施和相關的填土和填塘工程(為期3年)
元朗錦田丈量約份第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 AND POND FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG

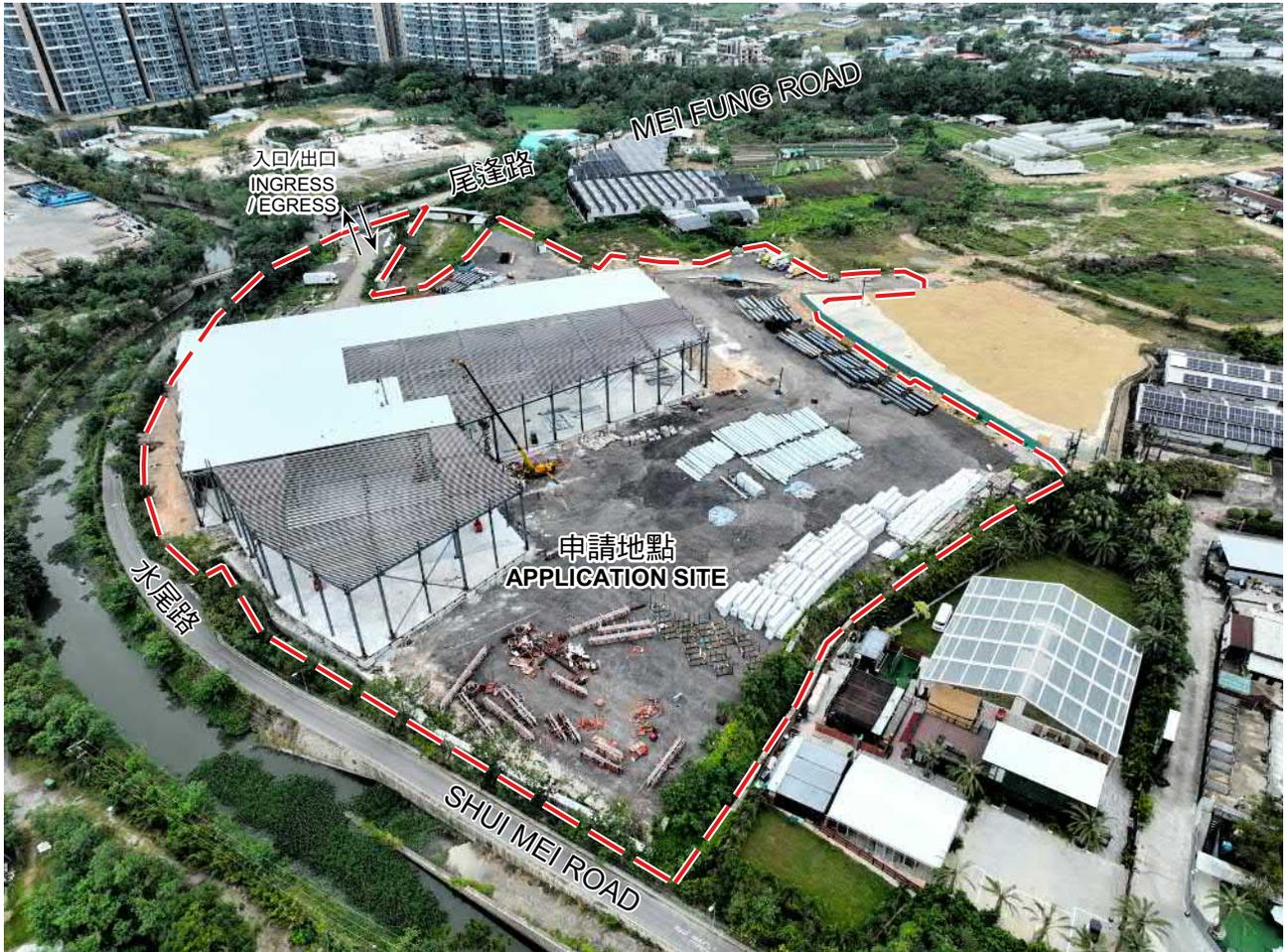


規劃署
Planning Department

參考編號
REFERENCE No.
AYL-KTN/1180

圖 PLAN
A-4a

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

擬議臨時貨倉(危險品倉庫除外)連附屬設施和
相關的填土和填塘工程(為期3年)

元朗錦田丈量約份第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 AND POND FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND,
KAM TIN, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-KTN/1180

圖 PLAN
A-4b

本圖於2026年2月25日擬備，所根據的
資料為攝於2025年11月4日的實地照片
PLAN PREPARED ON 25.2.2026
BASED ON SITE PHOTOS
TAKEN ON 4.11.2025