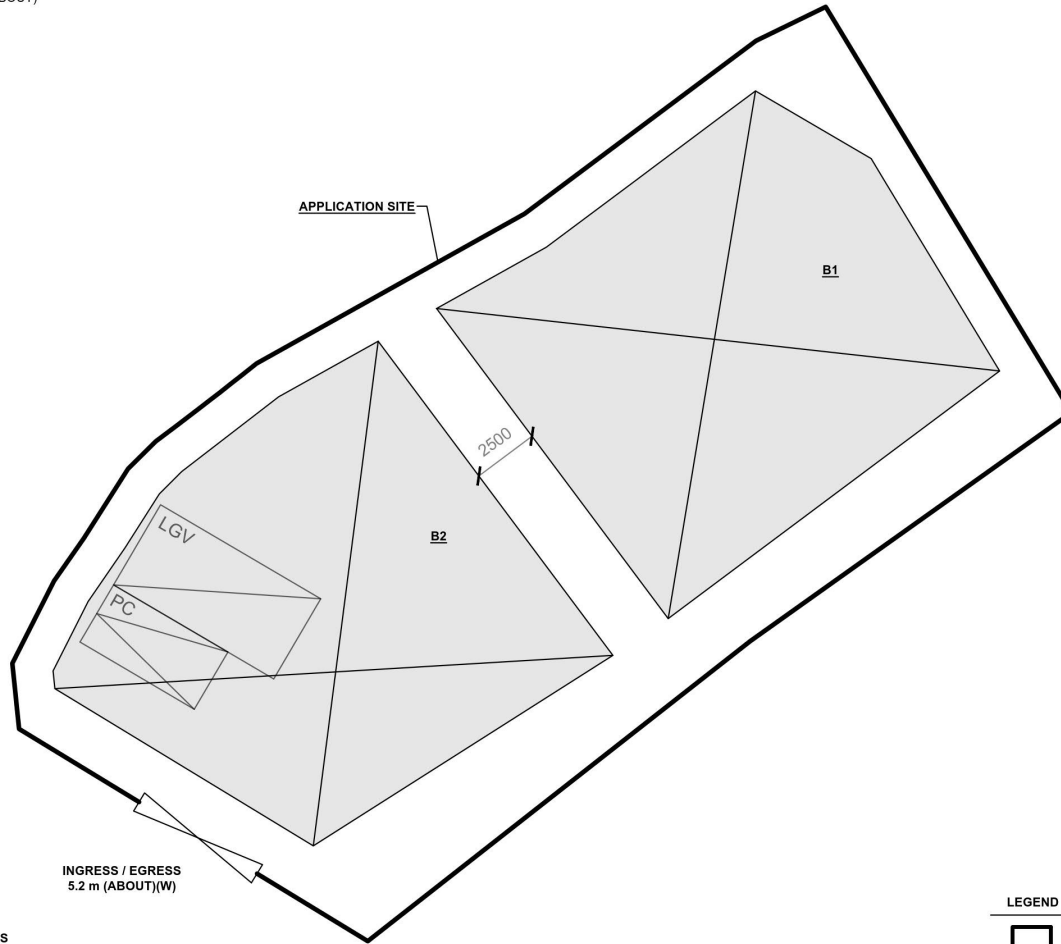
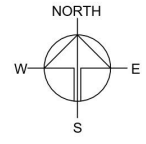


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 696 m ²	(ABOUT)
COVERED AREA	: 446 m ²	(ABOUT)
UNCOVERED AREA	: 250 m ²	(ABOUT)
PLOT RATIO	: 0.64	(ABOUT)
SITE COVERAGE	: 64 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 446 m ²	(ABOUT)
TOTAL GFA	: 446 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.), SITE OFFICE, WASHROOM	223 m ² (ABOUT)	223 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.), COVERED L/U/L AREA, COVERED PRIVATE CAR PARKING SPACE	223 m ² (ABOUT)	223 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		446 m² (ABOUT)	446 m² (ABOUT)	

**D.G.G. - DANGEROUS GOODS GODOWN*



PARKING AND LOADING / UNLOADING PROVISIONS

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

LEGEND

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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1452 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1:250 @ A4

DRAWN BY	DATE
MN	24.10.2025
REVISD BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG. NO.	VER.
PLAN 4	001

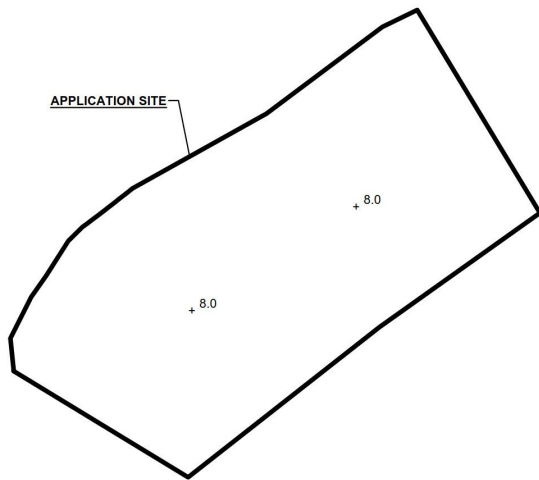
(摘錄自申請人於 18. 12. 2025 呈交的申請書)
(Extract from Applicant's
Submission of 18.12.2025)

參考編號
REFERENCE No.
A/YL-KTN/1192

繪圖
DRAWING
A - 1

THE APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 696 m² (ABOUT)
 SOILED GROUND AREA : 696 m² (ABOUT)
 EXISTING SITE LEVEL : +8.0 mPD (ABOUT)



LEGEND

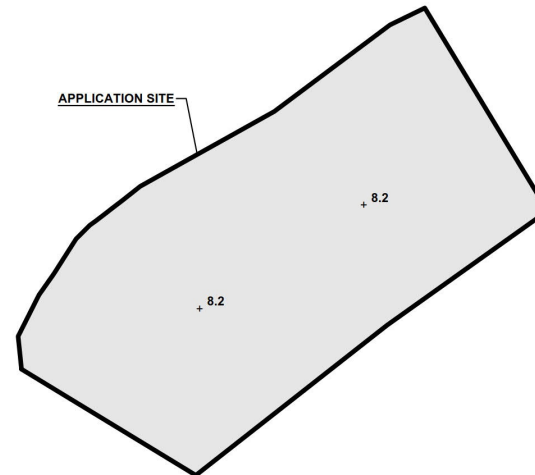
APPLICATION SITE
 EXISTING SOILED GROUND
 +8.0 SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

THE APPLICATION SITE AFTER FILLING OF LAND

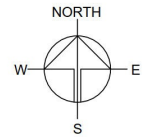
APPLICATION SITE AREA : 696 m² (ABOUT)
 EXISTING FILLING AREA : 696 m² (ABOUT)
 EXISTING SITE LEVEL : +8.2 mPD (ABOUT)
 MATERIAL OF FILLING : CONCRETE
 PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE, AND CIRCULATION AREA

THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



LEGEND

APPLICATION SITE
 PROPOSED HARD-PAVED AREA
 +8.2 SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1452 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1:500 @ A4

DRAWN BY	DATE
MN	24.10.2025
REVISOR BY	DATE
APPROVED BY	DATE

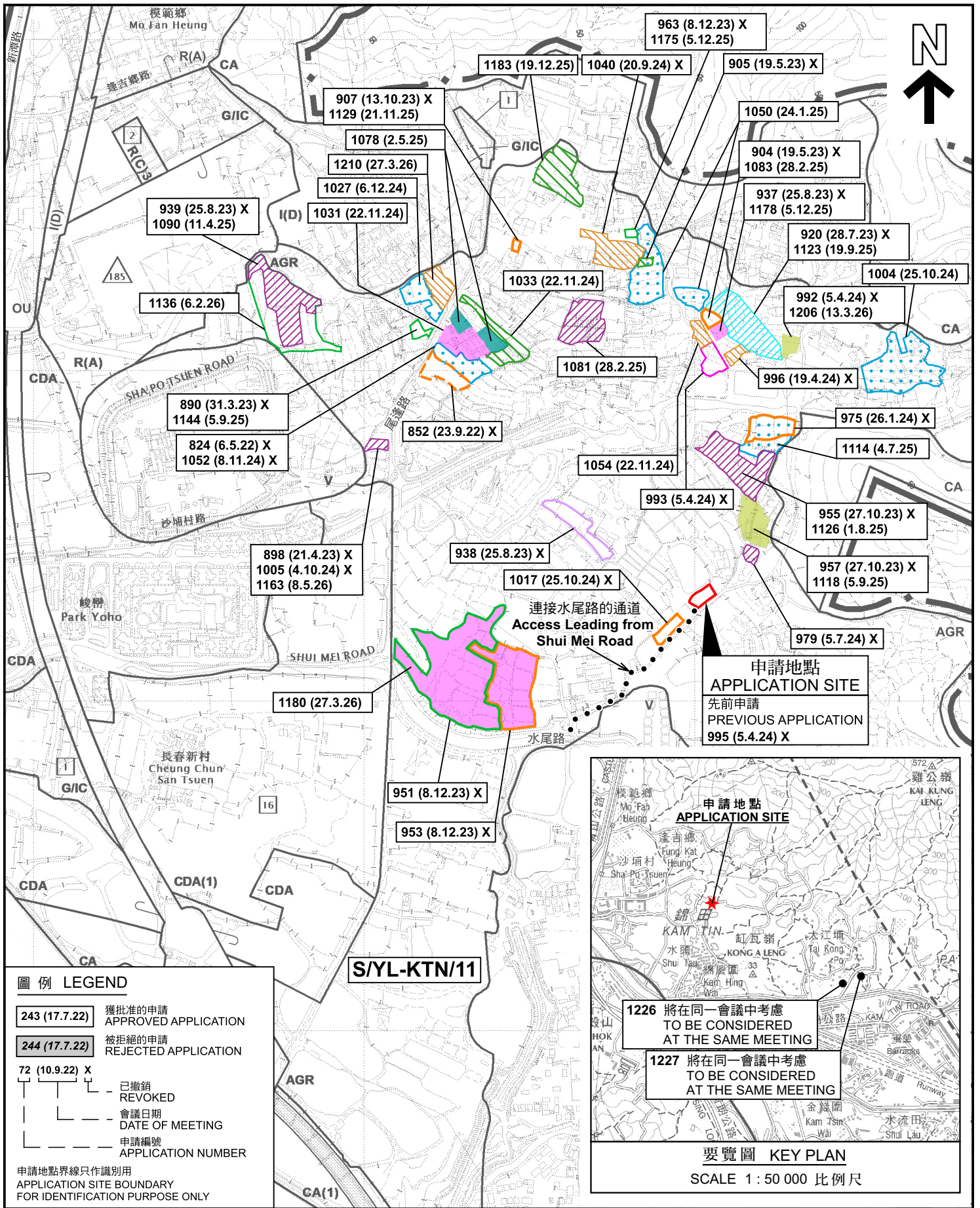
DWG. TITLE
 FILLING OF LAND

DWG NO.	VER.
PLAN 5	001

(摘錄自申請人於 18. 12. 2025 呈交的申請書)
 (Extract from Applicant's Submission of 18.12.2025)

參考編號
 REFERENCE No.
 A/YL-KTN/1192

繪圖
 DRAWING
 A - 2



圖例 LEGEND

243 (17.7.22) 獲批准的申請
APPROVED APPLICATION

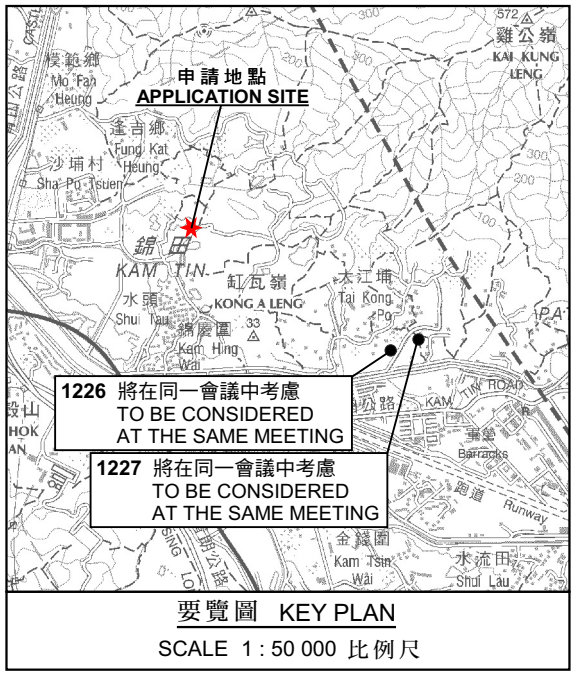
244 (17.7.22) 被拒絕的申請
REJECTED APPLICATION

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5月19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 19.5.2026 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約地段第1452號(部分)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
LOT 1452 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND, FUNG KAT HEUNG, KAM TIN, YUEN LONG

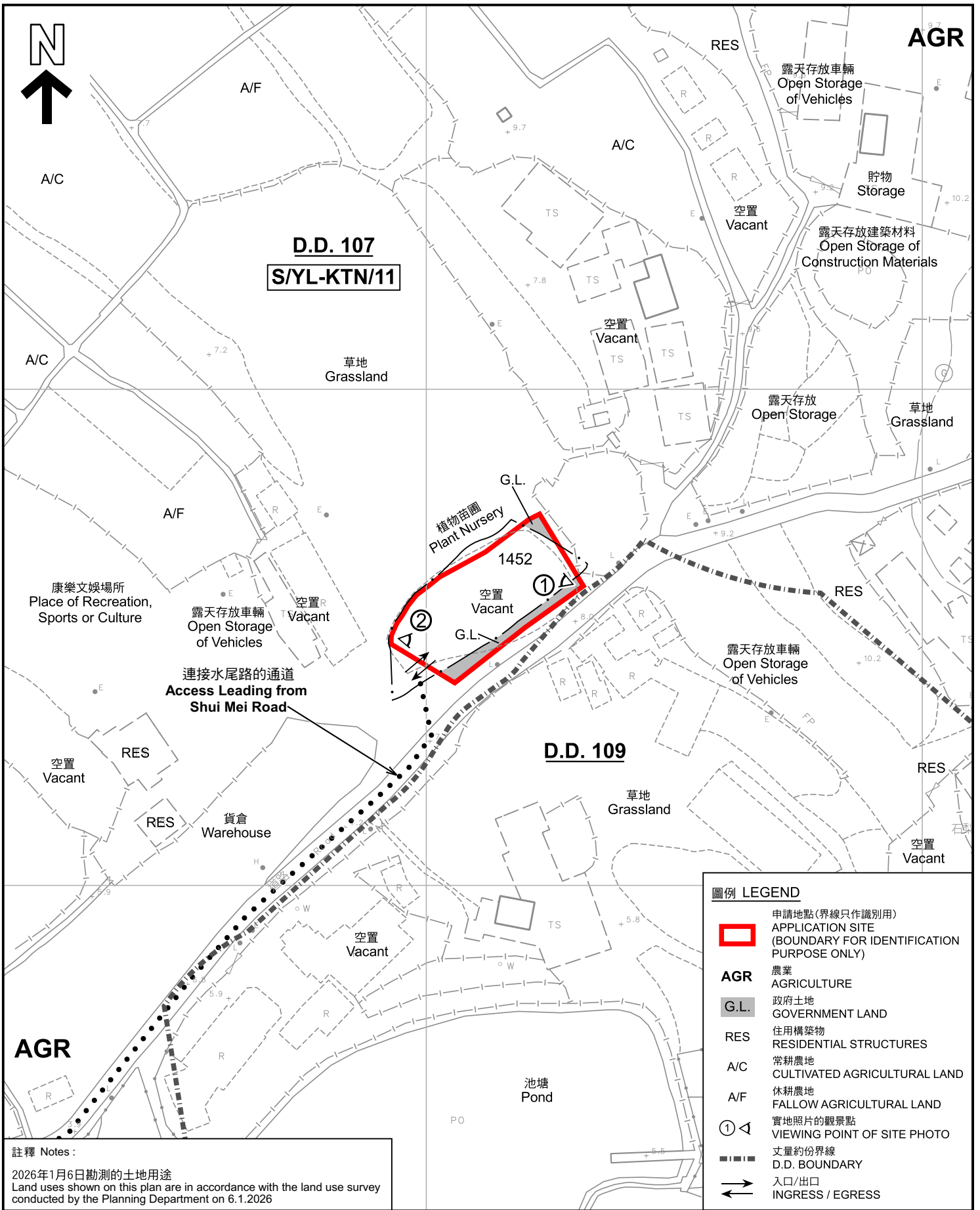
SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 米
METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-KTN/1192

圖 PLAN
A-1



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

本摘要圖於2026年5月19日擬備，
 所根據的資料為測量圖編號
 6-NE-7A
 EXTRACT PLAN PREPARED ON 19.5.2026
 BASED ON SURVEY SHEET No.
 6-NE-7A

平面圖 SITE PLAN

擬議臨時貨倉(危險品倉庫除外)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約地段第1452號(部分)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
 LOT 1452 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND,
 FUNG KAT HEUNG, KAM TIN, YUEN LONG

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

圖例 LEGEND

- 申請地點(界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 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
- ① ◁ 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- 丈量約份界線
D.D. BOUNDARY
- 入口/出口
INGRESS / EGRESS

規劃署
Planning Department

參考編號 REFERENCE No.
A/YL-KTN/1192

圖 PLAN
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2026年5月7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 E257300C
EXTRACT PLAN PREPARED ON 7.5.2026
BASED ON AERIAL PHOTO No.
E257300C TAKEN ON
26.5.2025 BY LANDS DEPARTMENT

擬議臨時貨倉(危險品倉庫除外)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約地段第1452號(部分)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
LOT 1452 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND,
FUNG KAT HEUNG, KAM TIN, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-KTN/1192

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5月18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 18.5.2026
 BASED ON SITE PHOTOS
 TAKEN ON 6.1.2026

擬議臨時貨倉(危險品倉庫除外)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約地段第1452號(部分)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
 LOT 1452 (PART) IN D.D. 107 AND ADJOINING GOVERNMENT LAND,
 FUNG KAT HEUNG, KAM TIN, YUEN LONG



規劃署
 Planning Department

參考編號
 REFERENCE No.
 A/YL-KTN/1192

圖 PLAN
 A-4