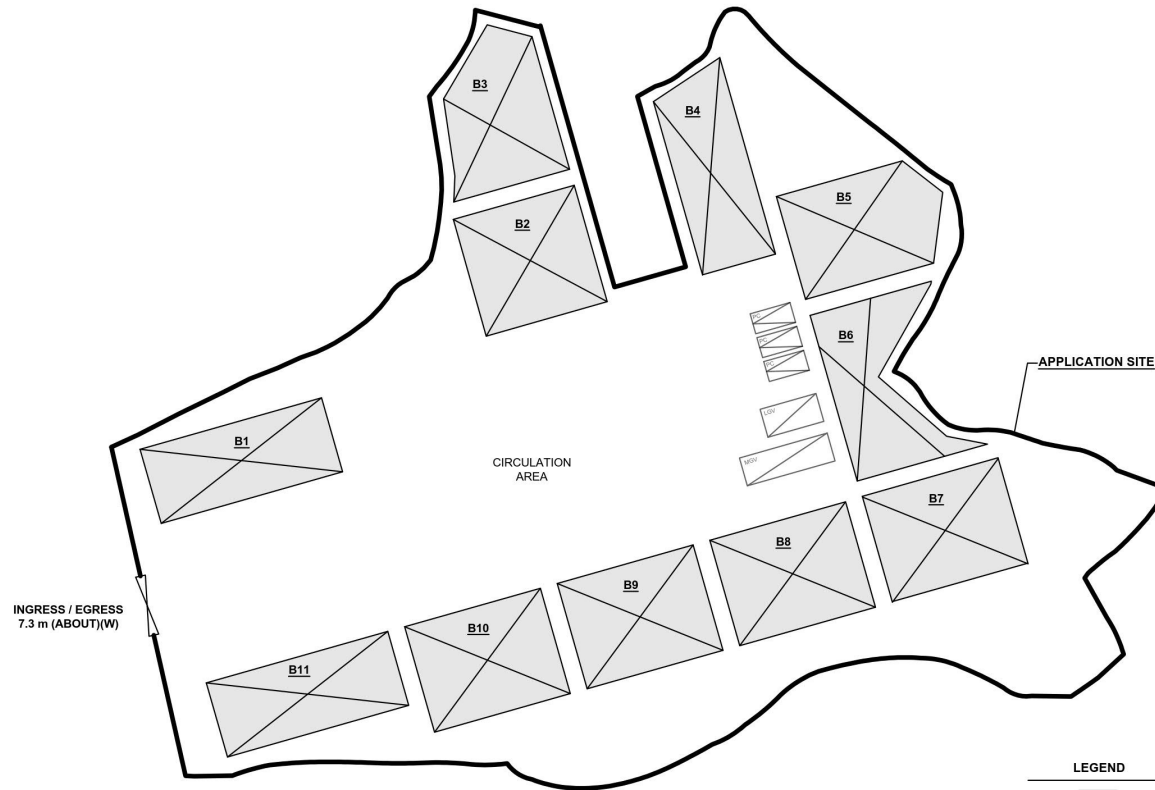


## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,968 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 2,407 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 4,561 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.35	(ABOUT)
SITE COVERAGE	: 35 %	(ABOUT)
NO. OF STRUCTURE	: 11	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,407 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 2,407 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 6 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	211 m <sup>2</sup> (ABOUT)	211 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	221 m <sup>2</sup> (ABOUT)	221 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	212 m <sup>2</sup> (ABOUT)	212 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
B5	WAREHOUSE (EXCLUDING D.G.G.)	228 m <sup>2</sup> (ABOUT)	228 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
B6	WAREHOUSE (EXCLUDING D.G.G.)	212 m <sup>2</sup> (ABOUT)	212 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
B7	WAREHOUSE (EXCLUDING D.G.G.)	224 m <sup>2</sup> (ABOUT)	224 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
B8	WAREHOUSE (EXCLUDING D.G.G.)	224 m <sup>2</sup> (ABOUT)	224 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
B9	WAREHOUSE (EXCLUDING D.G.G.)	224 m <sup>2</sup> (ABOUT)	224 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
B10	WAREHOUSE (EXCLUDING D.G.G.)	224 m <sup>2</sup> (ABOUT)	224 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
B11	WAREHOUSE (EXCLUDING D.G.G.) AND OFFICE	211 m <sup>2</sup> (ABOUT)	211 m <sup>2</sup> (ABOUT)	6 m (ABOUT)(1-STOREY)
TOTAL		2,407 m <sup>2</sup> (ABOUT)	2,407 m <sup>2</sup> (ABOUT)	

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

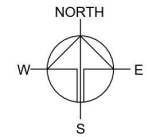


## PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF L/UL SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE AREA
	PRIVATE CAR PARKING SPACE
	LOADING / UNLOADING SPACE FOR LGV
	LOADING / UNLOADING SPACE FOR MGW
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1291 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

4-800 @ A4

DRAWN BY	DATE
MN	11.1.2024
REVISD BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG. NO.	VER.
PLAN 4	001

(摘錄自申請人於 15. 3. 2024 呈交的申請書)  
(Extract from Applicant's  
Submission of 15.3.2024)

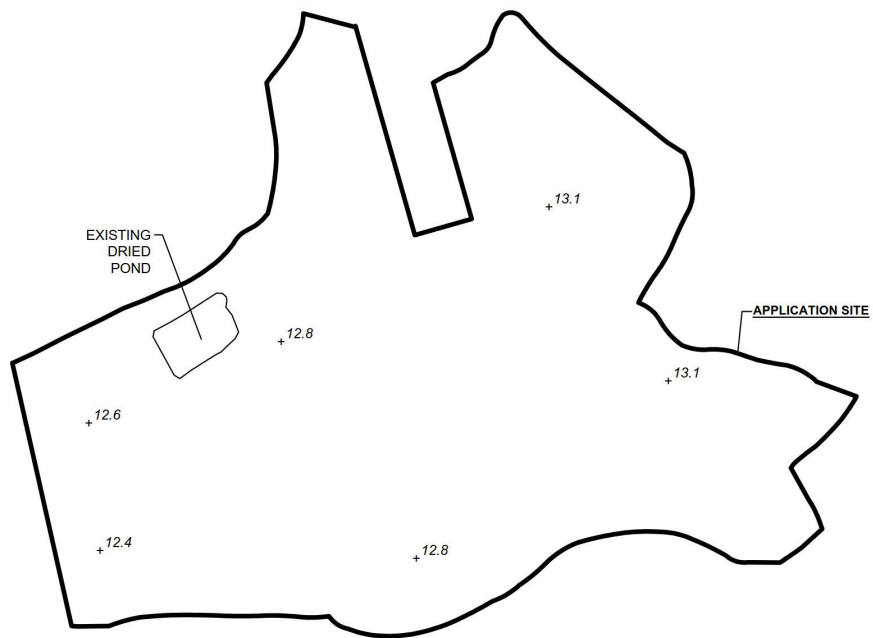
參考編號  
REFERENCE No.  
A/YL-KTN/1004

繪圖  
DRAWING  
A - 1

# EXISTING CONDITION OF THE APPLICATION SITE

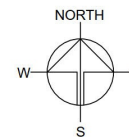
APPLICATION SITE AREA : 6,968 m<sup>2</sup> (ABOUT)  
 EXISTING SITE LEVELS : +12.4 mPD - +13.1 mPD (ABOUT)

EXISTING POND AT THE APPLICATION SITE  
 AREA OF DRIED POND : 92 m<sup>2</sup> (ABOUT)  
 DEPTH OF POND : 0.5 m (ABOUT)



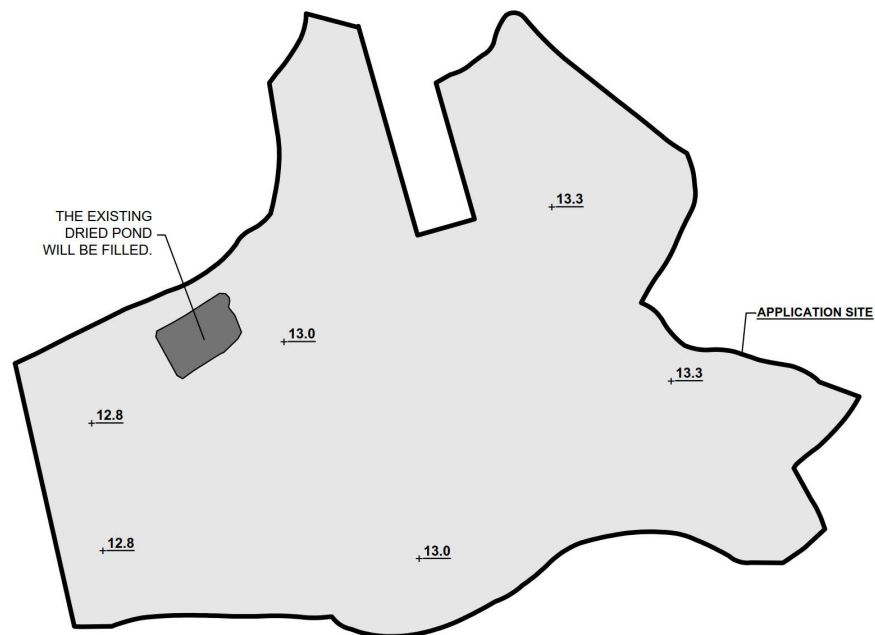
## LEGEND

APPLICATION SITE  
 +3.4 EXISTING SITE LEVEL



# PROPOSED FILLING OF LAND AND POND

APPLICATION SITE AREA : 6,968 m<sup>2</sup> (ABOUT)  
 PROPOSED FILLED AREA : 6,968 m<sup>2</sup> (ABOUT)  
 DEPTH OF LAND FILLING : NOT MORE THAN 0.4 m  
 PROPOSED SITE LEVELS : +12.8 mPD - +13.3 mPD  
 MATERIAL OF LAND FILLING : CONCRETE  
 USE : SITE FORMATION AND CIRCULATION AREA



## LEGEND

APPLICATION SITE  
 FILLING OF LAND AREA  
 FILLING OF POND AREA  
 +3.4 PROPOSED SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 1291 (PART) IN D.D. 107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

SCALE

1:1000 @ A4

DRAWN BY: MN DATE: 29.8.2024

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE  
 FILLING OF LAND

DWG NO. PLAN 1 VER. 002

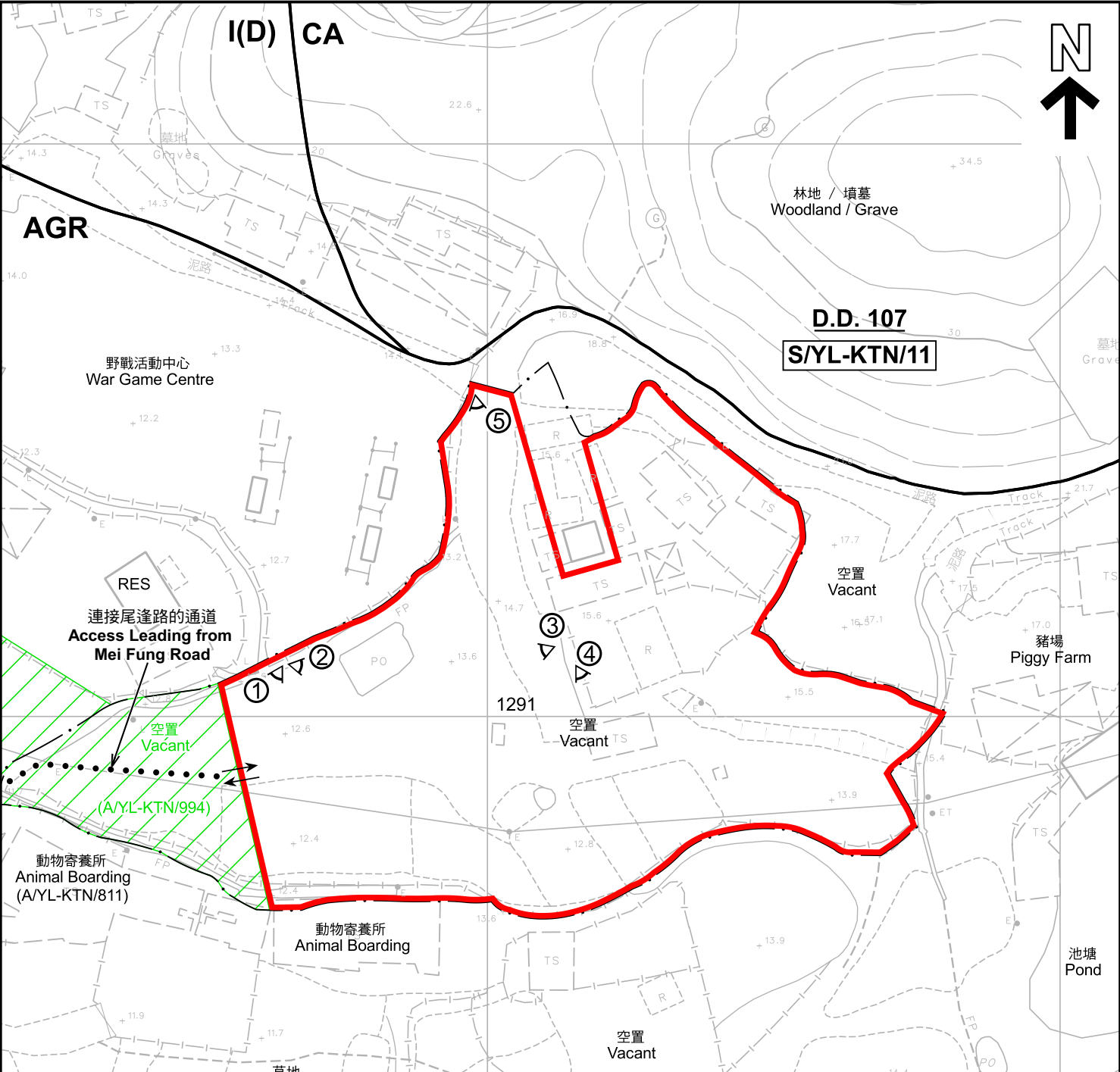
(摘錄自申請人於 3.9.2024 呈交的進一步資料)  
 (Extract from Applicant's Further Information Submitted on 3.9.2024)

參考編號  
 REFERENCE No.  
 A/YL-KTN/1004

繪圖  
 DRAWING  
 A - 2







圖例 LEGEND

I(D)

AGR

CA

RES

①

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

工業(丁類)  
INDUSTRIAL (GROUP D)

農業  
AGRICULTURE

自然保育區  
CONSERVATION AREA

住用構築物  
RESIDENTIAL STRUCTURES

實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

入口/出口  
INGRESS / EGRESS

註釋 Notes :  
2024年3月22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 22.3.2024

本摘要圖於2024年10月7日擬備，  
所根據的資料為測量圖編號  
6-NE-2C 及 2D  
EXTRACT PLAN PREPARED ON 7.10.2024  
BASED ON SURVEY SHEETS No.  
6-NE-2C & 2D

平面圖 SITE PLAN

擬議臨時貨倉(危險品倉庫除外)連附屬設施(為期3年)及相關填土和填塘工程  
新界元朗錦田丈量約份第107約地段第1291號(部分)  
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS  
GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS  
AND ASSOCIATED FILLING OF LAND AND POND  
LOT 1291 (PART) IN D.D. 107, FUNG KAT HEUNG,  
KAM TIN, YUEN LONG, NEW TERRITORIES

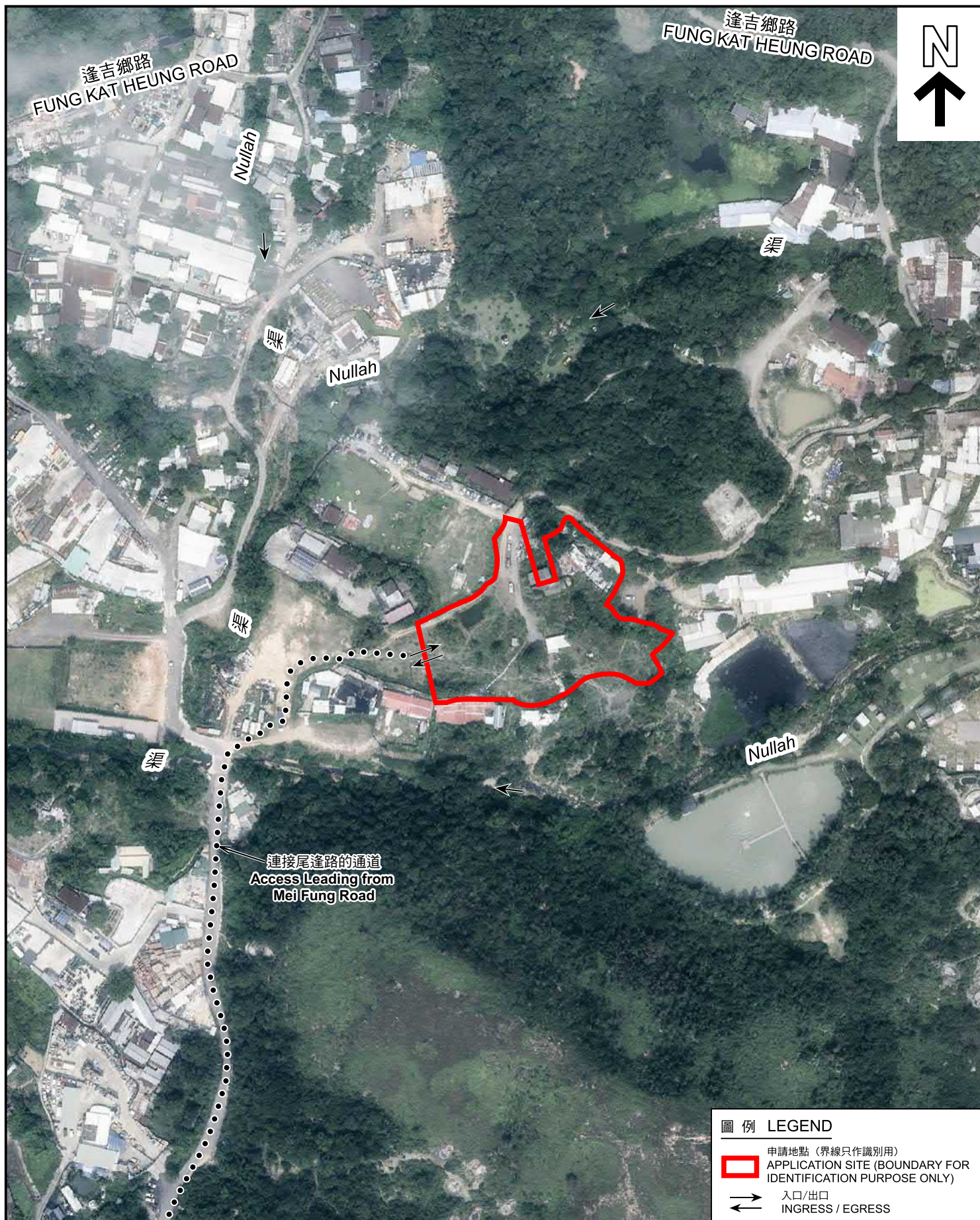
SCALE 1 : 1 000 比例尺  
米 METRES 20 0 20 40 米 METRES

規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
A/YL-KTN/1004

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2024年10月2日擬備，  
所根據的資料為地政總署於2023年10月5日  
拍得的航攝照片編號E210152C  
EXTRACT PLAN PREPARED ON 2.10.2024  
BASED ON AERIAL PHOTO No.  
E210152C TAKEN ON  
5.10.2023 BY LANDS DEPARTMENT

擬議臨時貨倉(危險品倉庫除外)連附屬設施(為期3年)及相關填土和填塘工程  
新界元朗錦田丈量約份第107約地段第1291號(部分)  
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS  
GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS  
AND ASSOCIATED FILLING OF LAND AND POND  
LOT 1291 (PART) IN D.D. 107, FUNG KAT HEUNG,  
KAM TIN, YUEN LONG, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-KTN/1004

圖 PLAN  
A-3



1



2



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2024年10月2日擬備，所根據的資料為攝於2024年8月9日的實地照片  
PLAN PREPARED ON 2.10.2024  
BASED ON SITE PHOTOS  
TAKEN ON 9.8.2024

擬議臨時貨倉(危險品倉庫除外)連附屬設施(為期3年)及相關填土和填塘工程  
新界元朗錦田丈量約份第107約地段第1291號(部分)  
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS  
GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS  
AND ASSOCIATED FILLING OF LAND AND POND  
LOT 1291 (PART) IN D.D. 107, FUNG KAT HEUNG,  
KAM TIN, YUEN LONG, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-KTN/1004

圖 PLAN  
A-4a



4



5



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2024年10月2日擬備，所根據的資料為攝於2024年8月9日的實地照片  
PLAN PREPARED ON 2.10.2024  
BASED ON SITE PHOTOS  
TAKEN ON 9.8.2024

擬議臨時貨倉(危險品倉庫除外)連附屬設施(為期3年)及相關填土和填塘工程  
新界元朗錦田丈量約份第107約地段第1291號(部分)  
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS  
GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS  
AND ASSOCIATED FILLING OF LAND AND POND  
LOT 1291 (PART) IN D.D. 107, FUNG KAT HEUNG,  
KAM TIN, YUEN LONG, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-KTN/1004

圖 PLAN  
A-4b