

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/YL-TT/607**

**關於申請編號 A/YL-TT/607 的擬議用途/發展的概括發展規範**

Application No. 申請編號	A/YL-TT/607		
Location/address 位置／地址	Various Lots in D.D. 117 and Adjoining Government Land, Tai Tong, Yuen Long, New Territories 新界元朗大棠丈量約份第 117 約多個地段及毗連政府土地		
Site area 地盤面積	About 約 10,370 sq. m 平方米 (Includes Government Land of about 包括政府 土地約 266 sq. m 平方米)		
Plan 圖則	Draft Tai Tong Outline Zoning Plan No. S/YL-TT/19 大棠分區計劃大綱草圖編號 S/YL-TT/19		
Zoning 地帶	"Agriculture", "Green Belt" and "Open Storage" 「農業」、「綠化地帶」及「露天貯物」		
Type of Application 申請類別	Temporary Use/Development in Rural Areas for a Period of 3 Years 位於鄉郊地區的臨時用途/發展為期 3 年		
Applied use/ development 申請用途/發展	Proposed Temporary Place for Recreation, Sports or Culture, Shop and Services for a Period of 3 Years and Associated Filling of Land 擬議臨時康體文娛場所、商店及服務行業（為期 3 年）及相關的填土工程		
Gross floor area and/or plot ratio 總樓面面積及／ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 約 2,824	About 約 0.27
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	28	
Building height/ No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	2.5 - 6	m 米
		-	mPD 米(主水平基準上)
		1	Storey(s) 層
Site coverage 上蓋面積	About 約 27 %		

No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數	25
	Private Car Parking Spaces 私家車車位	25
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	3
	Light Goods Vehicle Spaces 輕型貨車車位	1
	Minibus Spaces 小型巴士車位	2

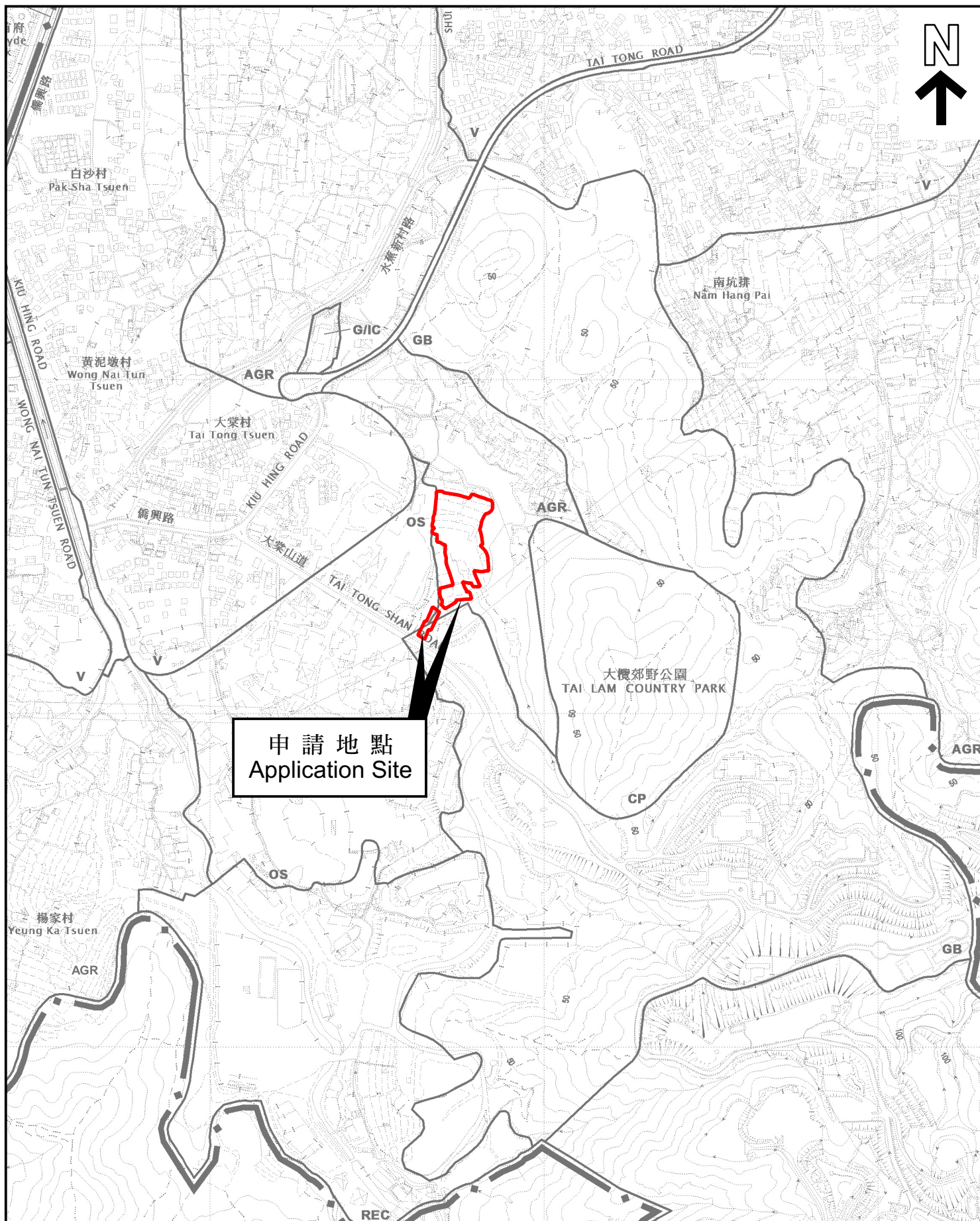
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>As-built drainage plan 現有排水設施圖</u>		
<u>Fire services installations proposal 消防裝置建議圖</u>		
<u>Location plan with vehicular access 位置圖連車輛通道</u>		
<u>Lot index plan 地段索引圖</u>		
<u>Site Paving Plan 地盤填土圖</u>		
<u>Swept path analysis 車輛路徑分析</u>		
<u>Tree preservation and landscape proposal 樹木保護及景觀建議</u>		
<u>Vehicle run-in/out proposal 車輛進出口建議</u>		
<b><u>Reports 報告書</u></b>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Drainage proposal 排水設施建議</u>		
<u>Estimated traffic generation 行車量估算</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



申請地點  
Application Site

## 位置圖 LOCATION PLAN

本摘要圖於2023年8月16日擬備，  
所根據的資料為於2023年1月6日  
展示的分區計劃大綱圖編號 S/YL-TT/19  
EXTRACT PLAN PREPARED ON 16.8.2023  
BASED ON OUTLINE ZONING PLAN No.  
S/YL-TT/19 EXHIBITED ON 6.1.2023

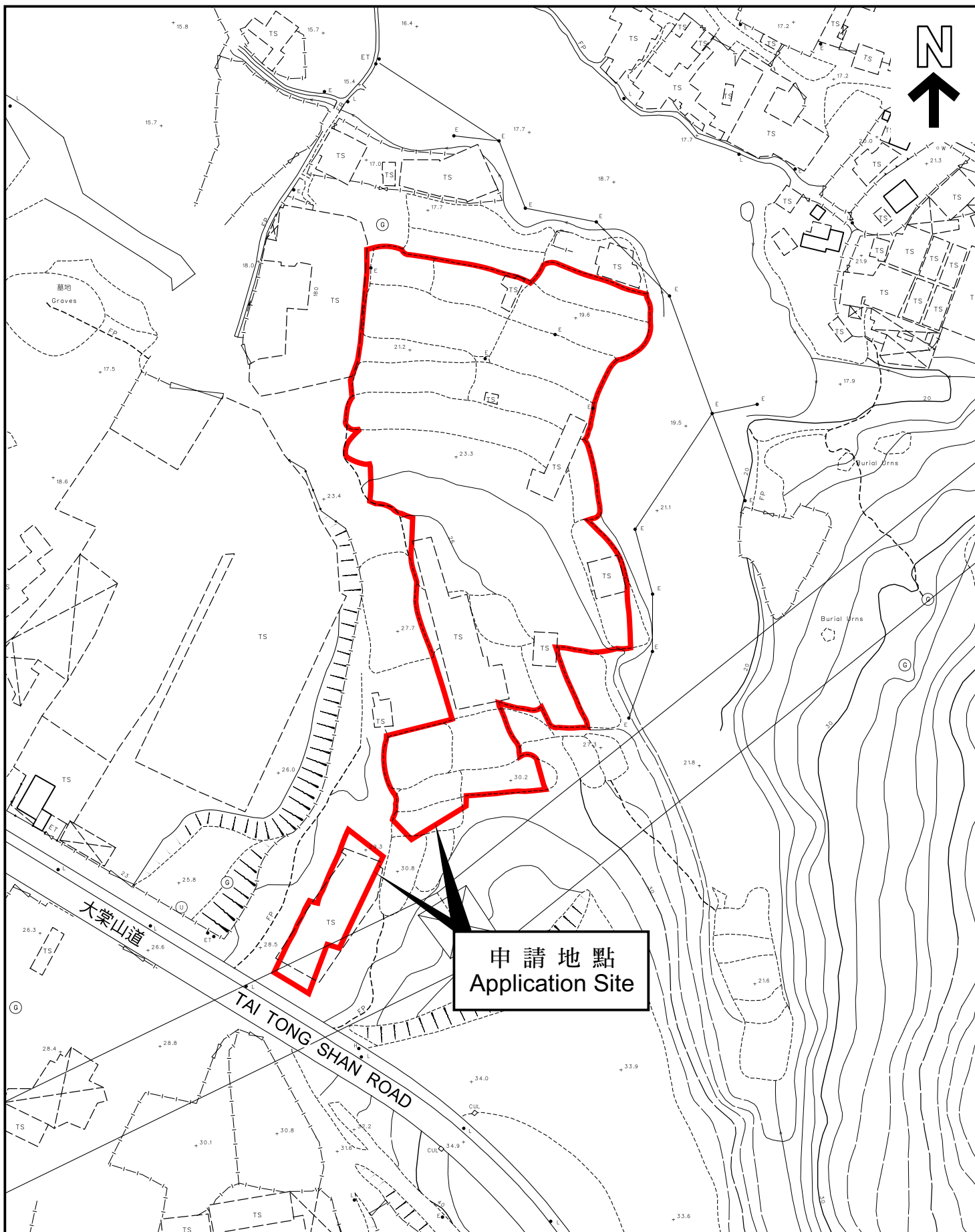
SCALE 1:7 500 比例尺  
米 100 0 100 200 300 米  
METRES

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

參考編號  
REFERENCE No.

A/YL-TT/607





本摘要圖於2023年8月14日擬備，  
所根據的資料為測量圖編號  
6-NW-24B、24D、25A 及 25C  
EXTRACT PLAN PREPARED ON 14.8.2023  
BASED ON SURVEY SHEETS No.  
6-NW-24B, 24D, 25A & 25C

## 平面圖 SITE PLAN

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

參考編號  
REFERENCE No.

A/YL-TT/607

申請編號 Application No. : A/YL-TT/607

備註 Remarks

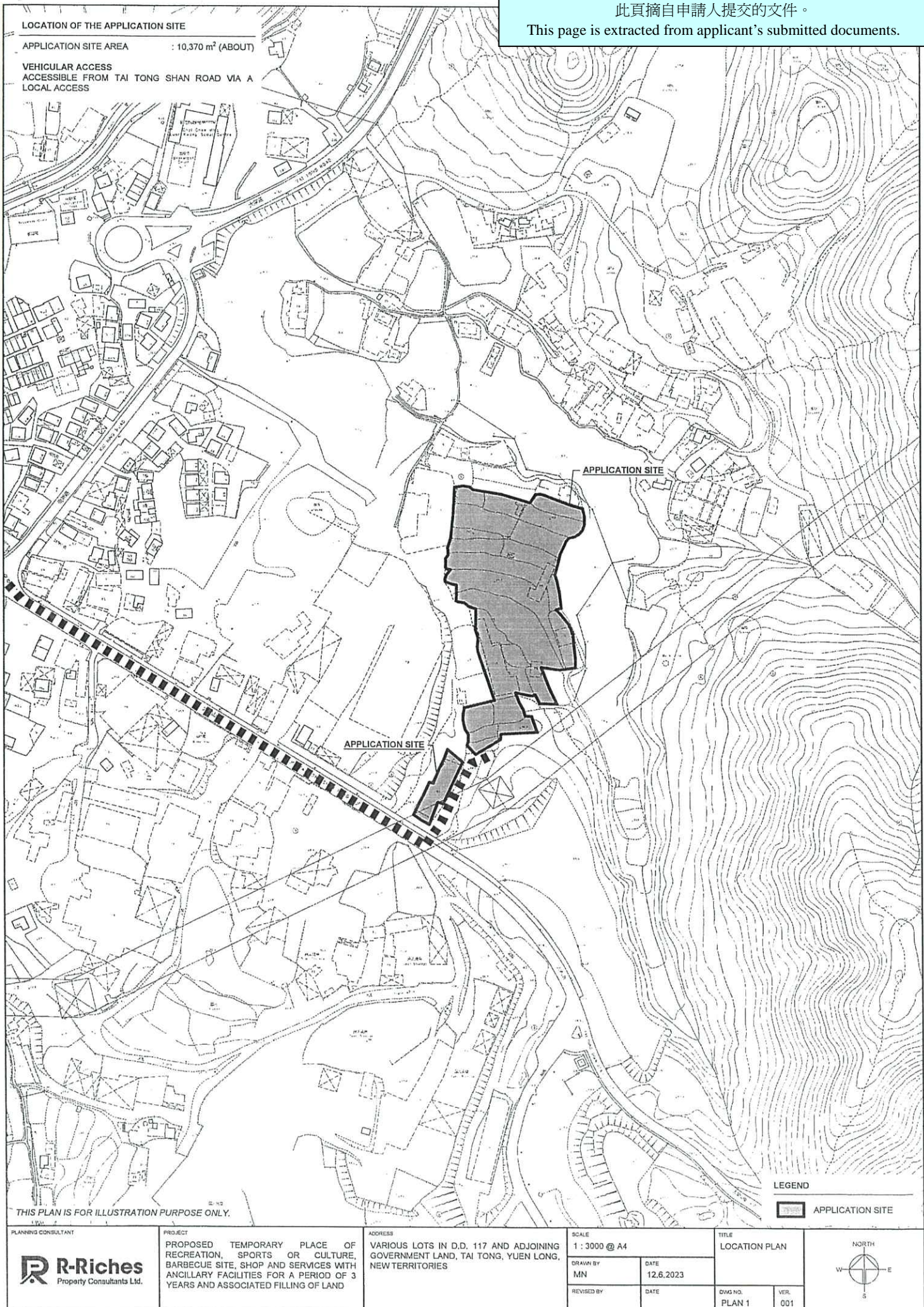
申請人要求批給規劃許可，准許將申請地點作擬議臨時康體文娛場所、商店及服務行業（為期 3 年）及相關的填土工程。場內將設有 28 個總樓面面積約 2,824 平方米及高度 2.5-6 米（1 層）的構築物作兒童遊玩區、商店及服務行業、避雨亭作燒烤用途及附屬貯物和設施。場內將設有 25 個私家車泊車位、1 個輕型貨車上落客貨車位及 2 個小型巴士上落客貨車位，營業時間為每日上午九時至下午十時。

The applicant seeks planning permission to use the application site (the Site) for proposed temporary place for recreation, sports or culture, shop and services for a period of 3 years and associated filling of land. There will be 28 structures with a total floor area of about 2,824 m<sup>2</sup> and height of 2.5-6 m (1 storey) within the Site for children playing area, shop and services, rain shelter for barbecue and ancillary storage and facilities. 25 parking spaces for private cars, 1 loading/unloading space for light goods vehicles and 2 loading/unloading space for minibus will be provided and the operation hours of the Site will be 9:00 a.m. to 10:00 p.m. daily.

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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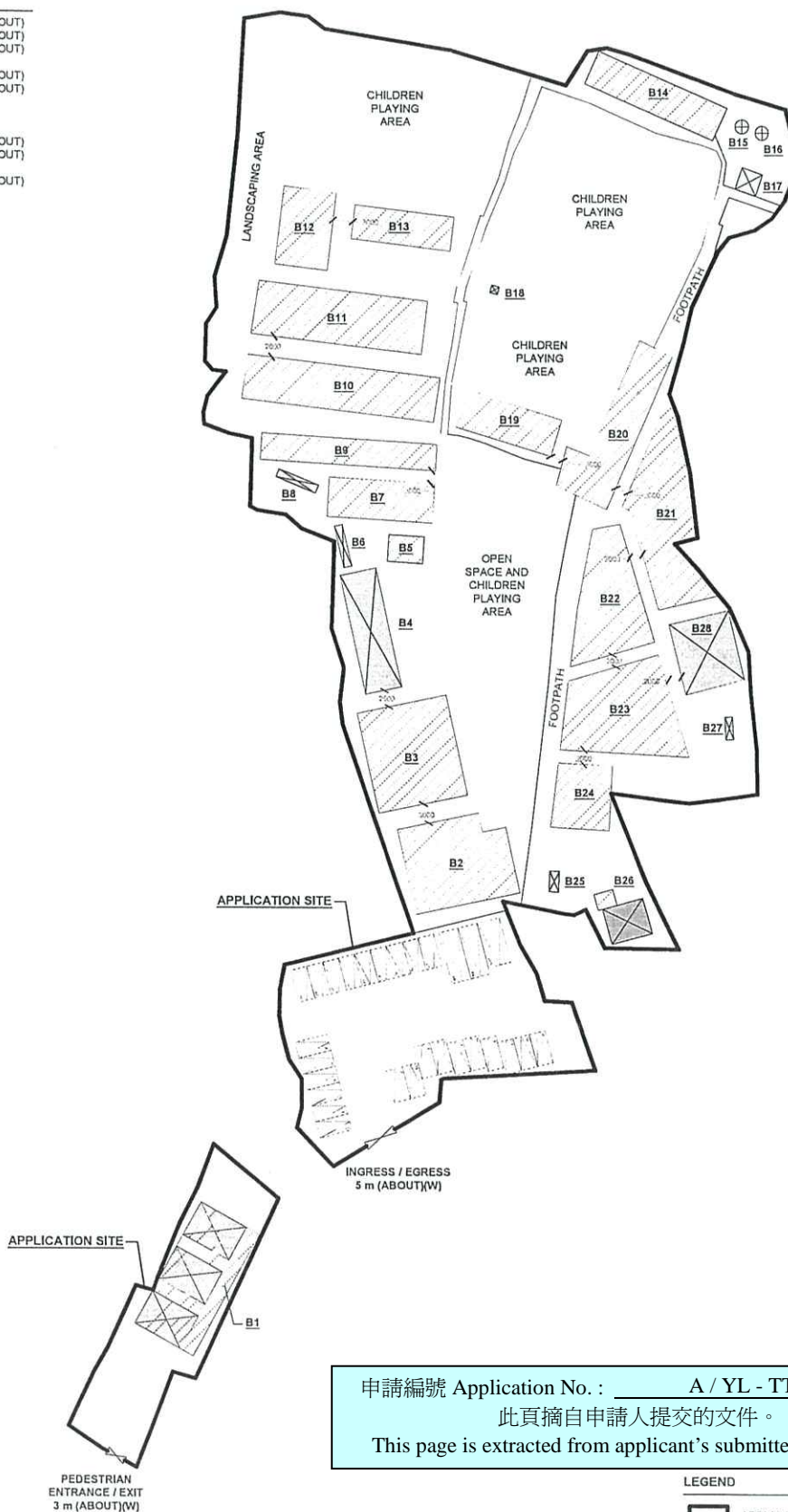






# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 10,370 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 2,824 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 7,546 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.27	(ABOUT)
SITE COVERAGE	: 27 %	(ABOUT)
NO. OF STRUCTURE	: 28	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,824 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 2,824 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 2.5 m - 6 m	(ABOUT)
NO. OF STOREY	: 1	



申請編號 Application No. : A / YL - TT / 607

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## PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 25
DIMENSION OF PARKING SPACE	: 2.5m (W) X 5 m (L)
NO. OF LUL SPACE FOR MINIBUS	: 2
DIMENSION OF LUL SPACE	: 3 m (W) X 8 m (L)
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 3.5 m (W) X 7 m (L)

## LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (SHED STRUCTURE)
	PARKING SPACE (PC)
	LUL SPACE (MB)
	LUL SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

30.5.2023

REVISED BY

DATE

TITLE

LAYOUT PLAN  
(1/2)

DWG NO.

PLAN 4

VER.

001

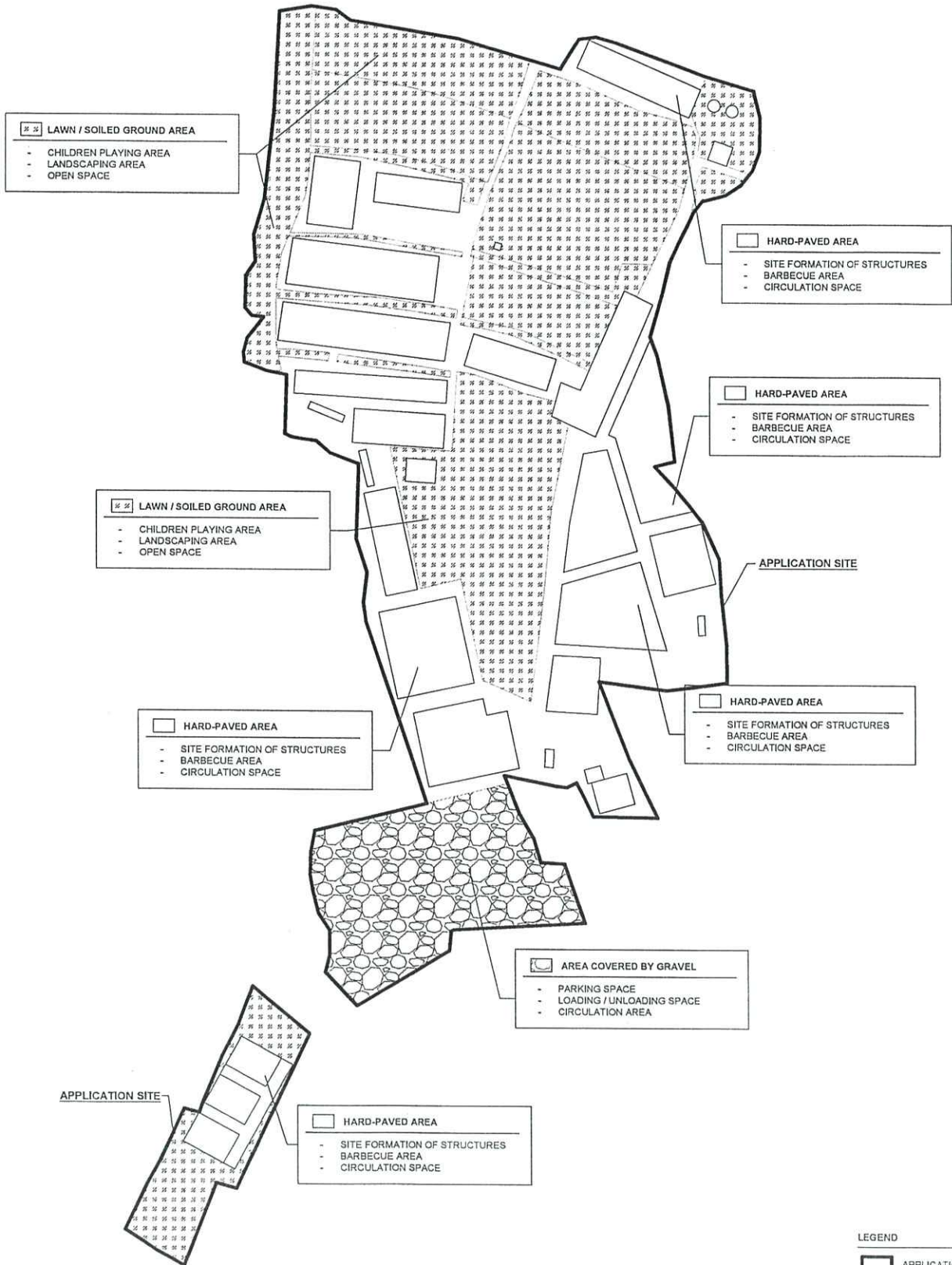




## PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA : 10,370m<sup>2</sup> (ABOUT)SOILED GROUND / LAWN AREA : 4,252 m<sup>2</sup> (ABOUT)  
USE : CHILDREN PLAYING AREA,  
LANDSCAPING AREA,  
AND OPEN SPACEAREA COVERED BY GRAVEL : 1,088 m<sup>2</sup> (ABOUT)  
USE : PARKING SPACES,  
LOADING / UNLOADING SPACES  
AND CIRCULATION AREAHARD-PAVED AREA : 5,030 m<sup>2</sup> (ABOUT)  
DEPTH OF LAND FILLING : NOT MORE THAN 0.2m  
MATERIAL OF LAND FILLING : CONCRETE  
USE : SITE FORMATION OF STRUCTURES,  
BARBECUE AREA AND  
CIRCULATION SPACE

EXISTING SITE LEVELS : +19.6 mPD - +30.2 mPD (ABOUT)

\*THE APPLICANT WILL STRICTLY FOLLOW THE PROPOSED SCHEME.  
NO FURTHER FILLING WILL BE CARRIED OUT AT THE SITE.

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 PROPOSED TEMPORARY PLACE OF  
RECREATION, SPORTS OR CULTURE,  
BARBECUE SITE, SHOP AND SERVICES WITH  
ANCILLARY FACILITIES FOR A PERIOD OF 3  
YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

 VARIOUS LOTS IN D.D. 117 AND ADJOINING  
GOVERNMENT LAND, TAI TONG, YUEN LONG,  
NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY

MN

DATE

10.7.2023

REVISED BY

DATE

TITLE

FILLING OF LAND

DWD NO.

PLAN 6

VER.

001

NORTH



## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 10,370 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 2,824 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 7,546 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.27	(ABOUT)
SITE COVERAGE	: 27 %	(ABOUT)
NO. OF STRUCTURE	: 28	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,824 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 2,824 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 2.5 m - 6 m	(ABOUT)
NO. OF STOREY	: 1	

## PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 25	
DIMENSION OF PARKING SPACE	: 2.5 m (W) X 5 m (L)	
NO. OF LUL SPACE FOR MINIBUS	: 2	
DIMENSION OF LUL SPACE	: 3 m (W) X 8 m (L)	
NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE	: 1	
DIMENSION OF LUL SPACE	: 3.5 m (W) X 7 m (L)	

## FIRE SERVICE INSTALLATIONS



EXIT SIGN AND EMERGENCY LIGHT



5 KG DRY POWDER TYPE FIRE EXTINGUISHER

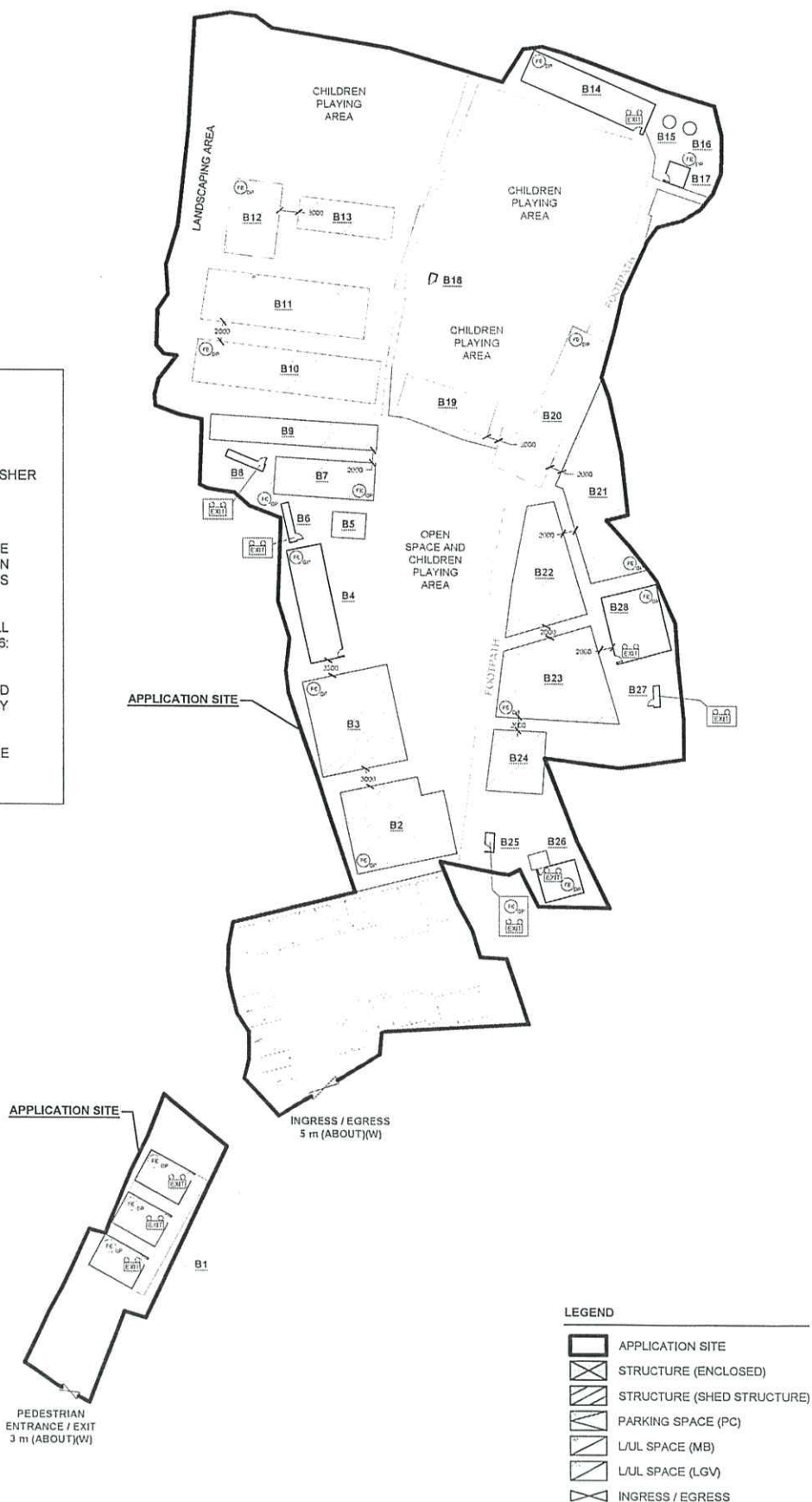
## FS NOTES:

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 6/2021
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
3. PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
4. ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

申請編號 Application No. : A / YL - TT / 607

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PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 1000 @ A4

DRAWN BY

OL

DATE

26.7.2023

REVISED BY

DATE

TITLE  
FSIs PROPOSAL  
(1/2)

DWG NO.

-

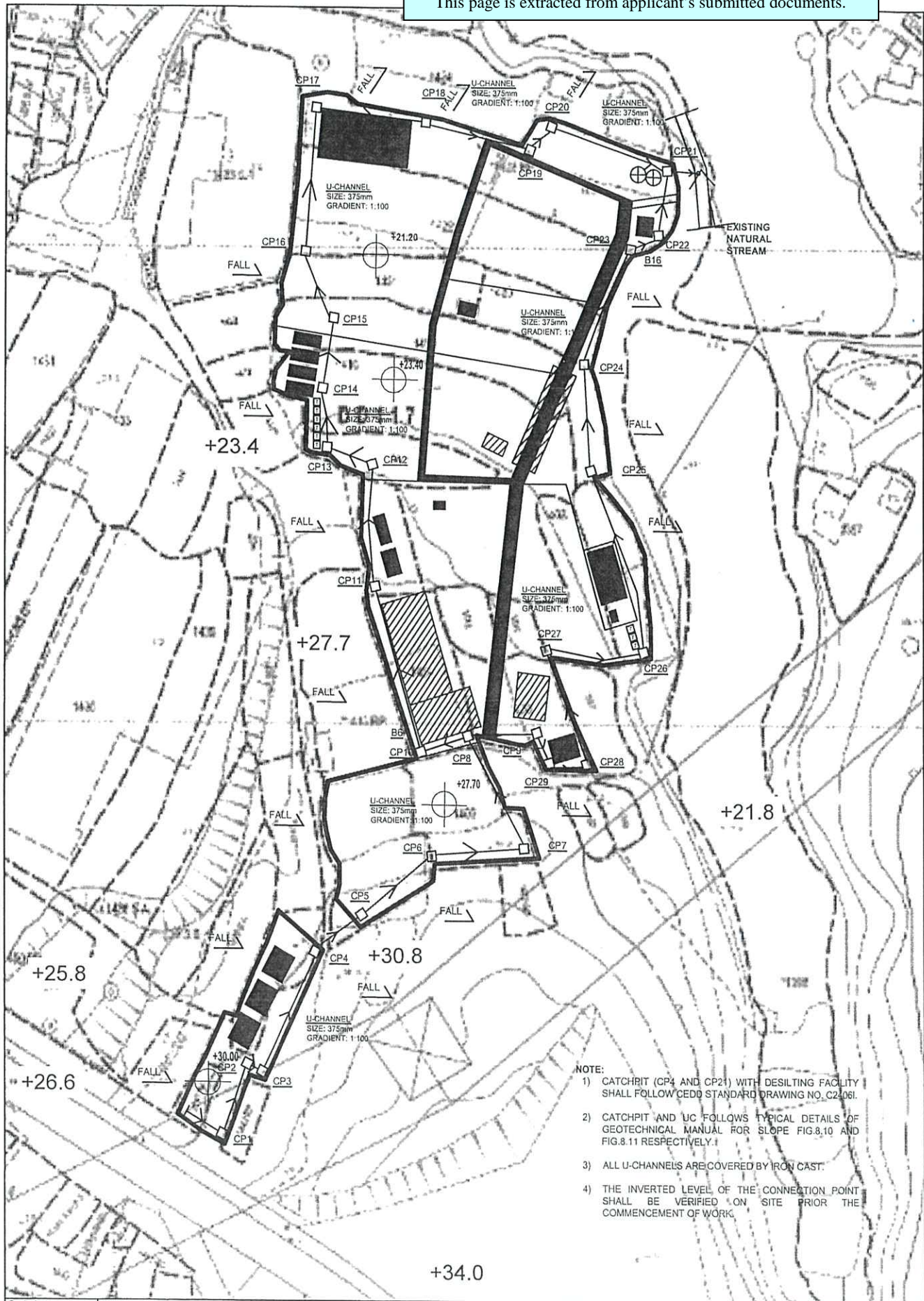
VER.

001





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Drawing No.  
APPENDIX IIIVer.  
02

Project

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND LAND FILLING

LOT 1330 (PART) AND VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND (Application No.: A/YL-TT/505)

Drawing Title

AS-BUILT DRA. PLAN

Scale of A4

1:1000

Drawn

Date  
11.02.2021

Revised

Date  
11.02.2021