

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-TT/607**
關乎申請編號 A/YL-TT/607 的擬議用途/發展的概括發展規範

Revised broad development parameters in view of
the further information received on 24.11.2023
因應於 2023 年 11 月 24 日接獲的進一步資料而修訂的概括發展規範

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 10,072 sq. m 平方米 (Includes Government Land of about 包括政府土地約 70 sq. m 平方米)		
Plan 圖則	Section 16 application 第 16 條申請 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		
	Further information received 接獲進一步資料 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	Section 16 application 第 16 條申請 "Agriculture", "Open Storage" and "Green Belt" 「農業」、「露天貯物」及「綠化地帶」		
	Further information received 接獲進一步資料 "Agriculture" and "Open Storage" 「農業」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 2,746	About 約 0.27
No. of block 幢數	Domestic 住用	-	
	Non-domestic	28	

	非住用		
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
	Light Bus 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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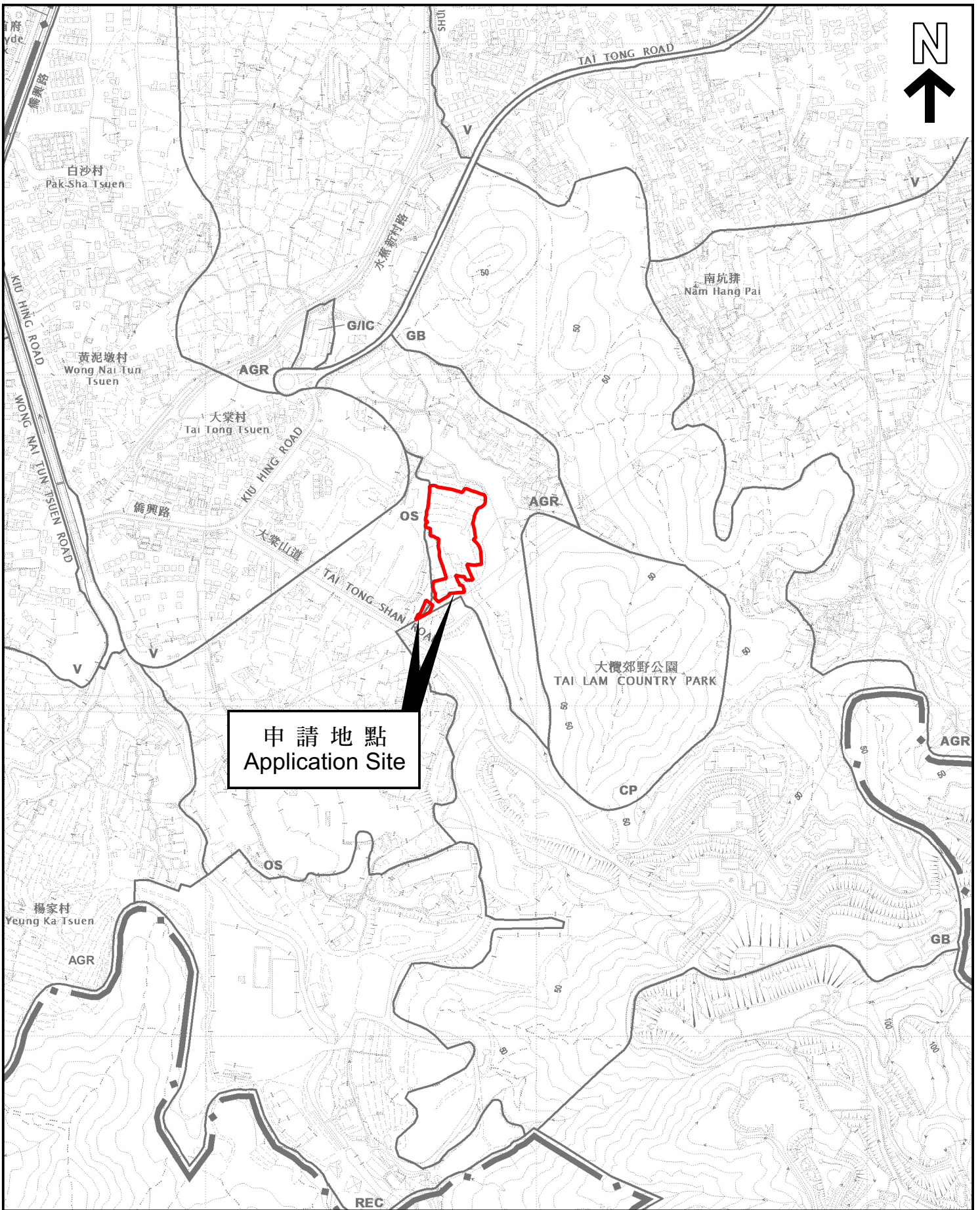
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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>Fire services installations proposal 消防裝置建議圖</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>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input 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 type="checkbox"/>

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.

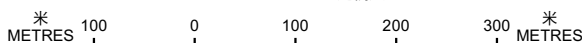
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



位置圖 LOCATION PLAN

因應於2023年11月23日接獲的進一步資料而修訂的位置圖
 REVISED LOCATION PLAN
 IN VIEW OF FURTHER INFORMATION
 RECEIVED ON 23.11.2023

SCALE 1 : 7 500 比例尺

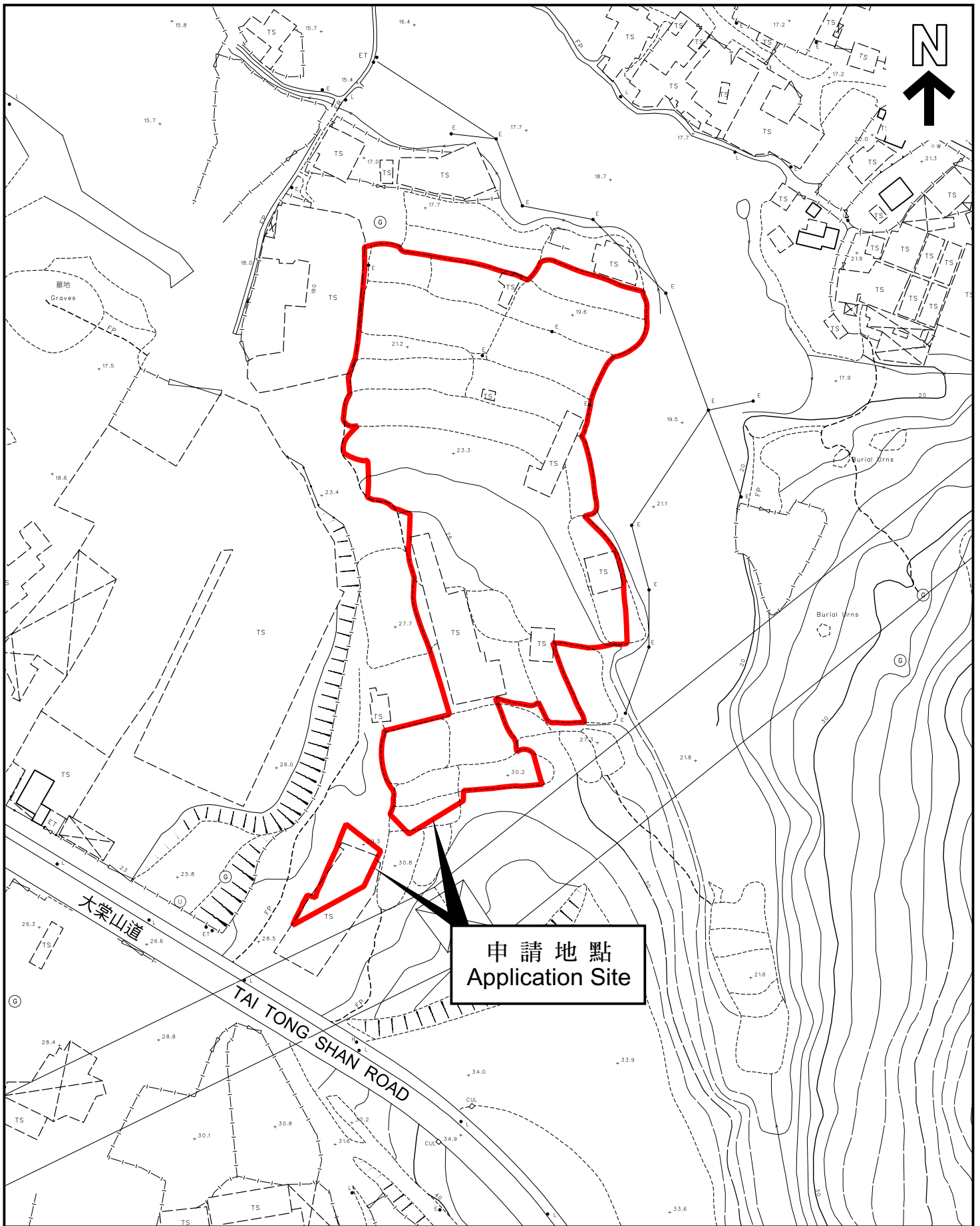


本摘要圖於2023年11月27日擬備，
 所根據的資料為於2023年1月6日
 展示的分區計劃大綱圖編號 S/YL-TT/19
 EXTRACT PLAN PREPARED ON 27.11.2023
 BASED ON OUTLINE ZONING PLAN No.
 S/YL-TT/19 EXHIBITED ON 6.1.2023

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



平面圖 SITE PLAN

因應於2023年11月23日接獲的進一步資料而修訂的平面圖

REVISED SITE PLAN
IN VIEW OF FURTHER INFORMATION
RECEIVED ON 23.11.2023

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11月27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 27.11.2023
BASED ON SURVEY SHEETS No.
6-NW-24B, 24D, 25A & 25C

申請編號 Application No. : A/YL-TT/607

備註 Remarks

申請人更改申請地點界線，回應部門的意見，及提交經修訂的建議書和圖則。

The applicant revised site boundary and submitted responses to departmental comments and relevant revised proposals and plans.

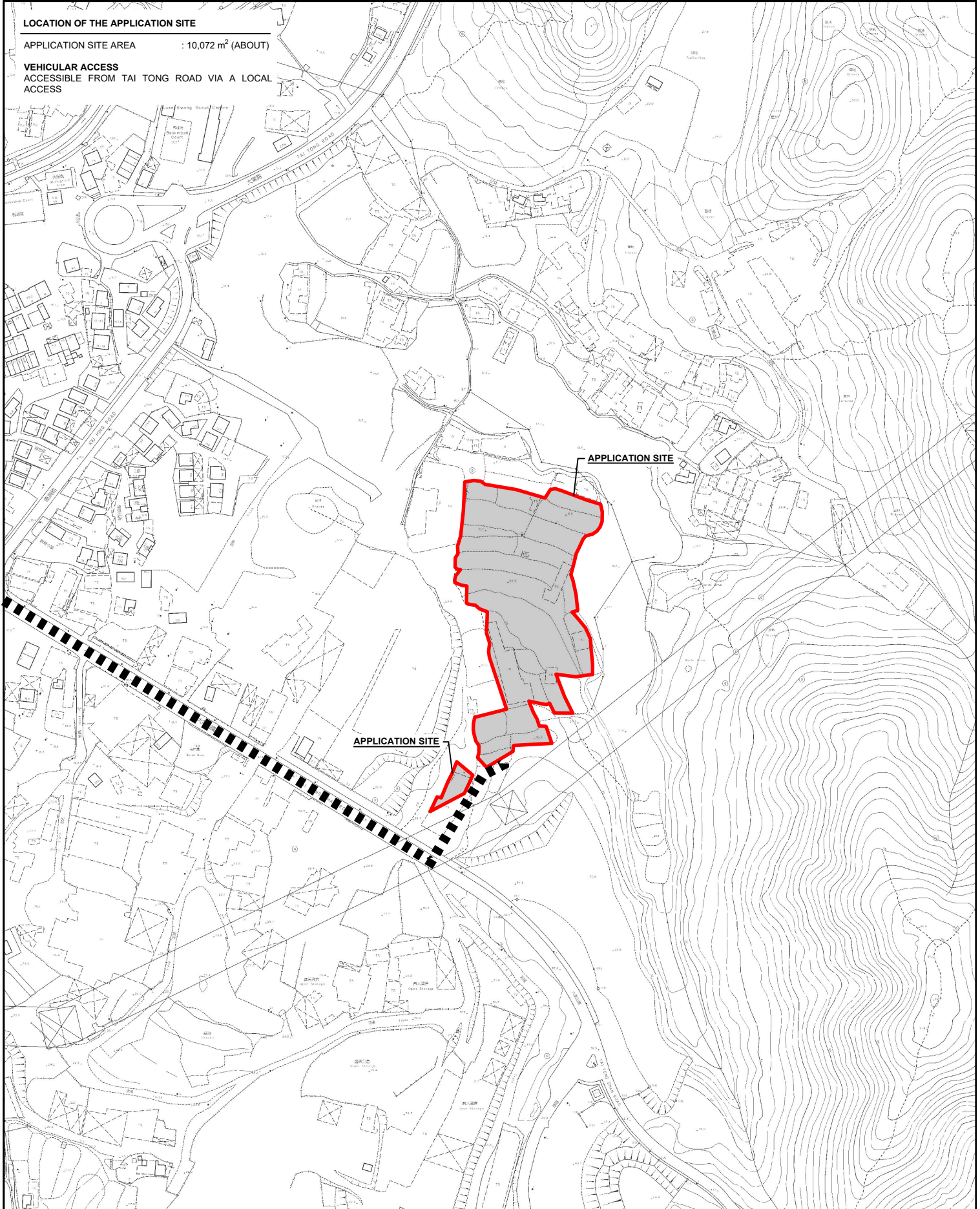
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LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 10,072 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM TAI TONG ROAD VIA A LOCAL ACCESS



申請編號 Application No. : _____ A / YL - TT / 607
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THIS PLAN IS FOR ILLUSTRATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



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 : 3000 @ A4

DRAWN BY

MN

DATE

12.6.2023

REVISED BY

OL

DATE

6.10.2023

TITLE

LOCATION PLAN

DWG NO.

PLAN 1

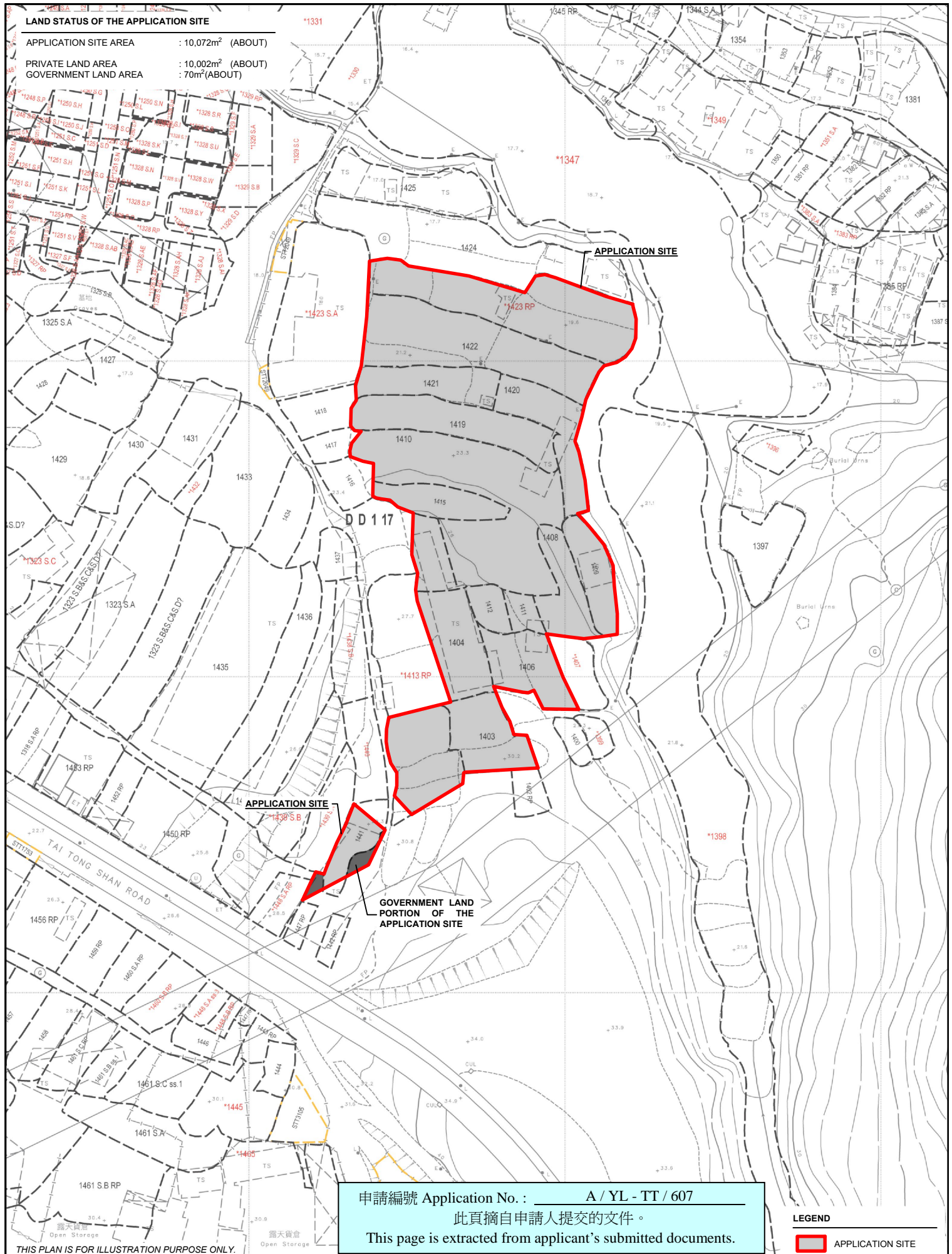
VER.

002




LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 10,072m² (ABOUT)
PRIVATE LAND AREA : 10,002m² (ABOUT)
GOVERNMENT LAND AREA : 70m² (ABOUT)



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LEGEND
 APPLICATION SITE

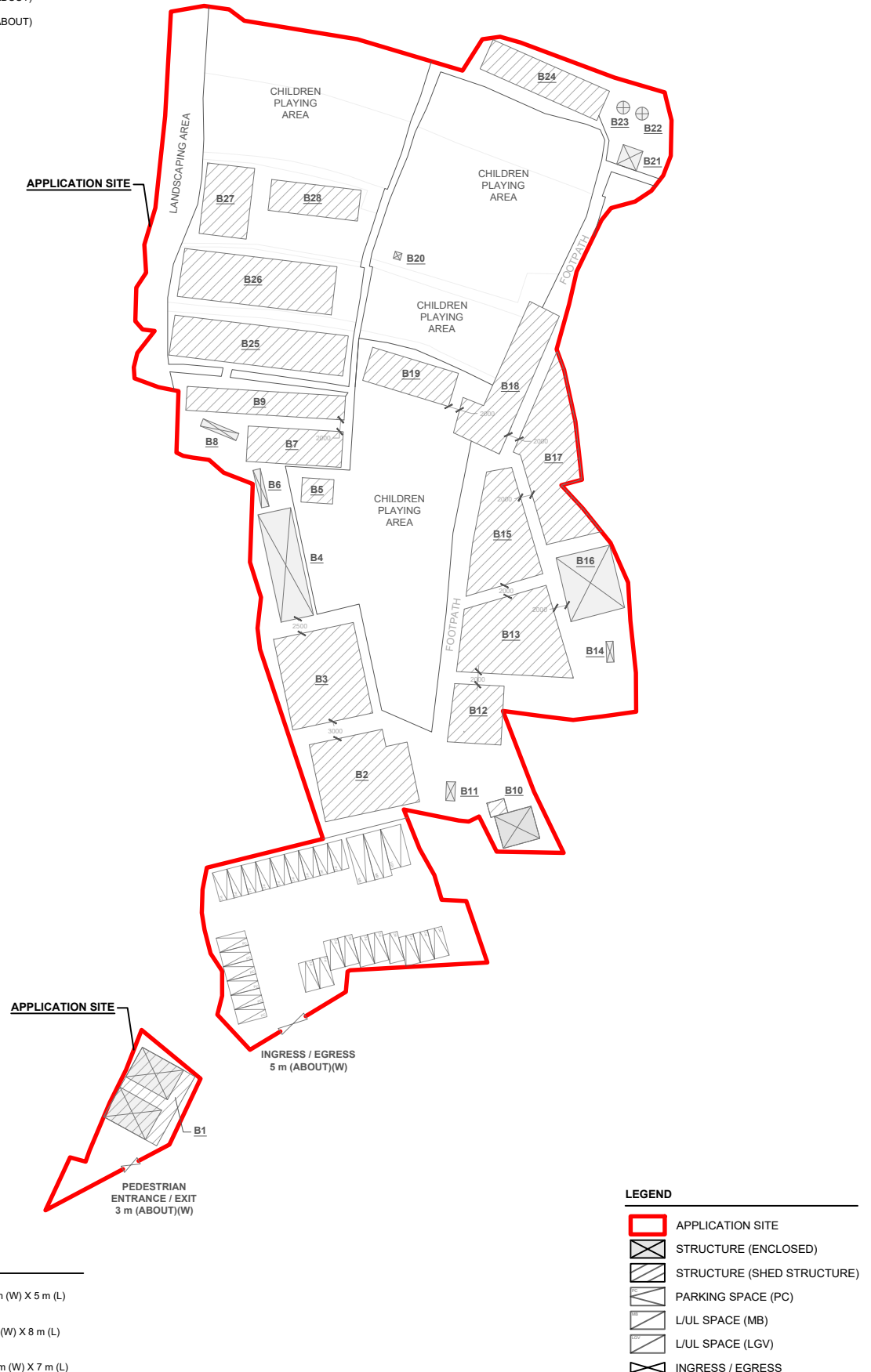
	PROJECT PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE, BARBECUE SITE, SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	ADDRESS VARIOUS LOTS IN D.D. 117 AND ADJOINING GOVERNMENT LAND, TAI TONG, YUEN LONG, NEW TERRITORIES	SCALE 1 : 1500 @ A4	TITLE LAND STATUS		
			DRAWN BY MN	DATE 30.6.2023	DWG NO. PLAN 3	VER. 001
			REVISED BY OL	DATE 6.10.2023		



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 10,072 m ²	(ABOUT)
COVERED AREA	: 2,746 m ²	(ABOUT)
UNCOVERED AREA	: 7,326 m ²	(ABOUT)
PLOT RATIO	: 0.27	(ABOUT)
SITE COVERAGE	: 27 %	(ABOUT)
NO. OF STRUCTURE	: 28	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,746 m ²	(ABOUT)
TOTAL GFA	: 2,746 m ²	(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 L/U/L SPACE FOR MINIBUS	: 2
DIMENSION OF L/U/L SPACE	: 3 m (W) X 8 m (L)
NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 3.5 m (W) X 7 m (L)

PLANNING CONSULTANT 	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	TITLE LAYOUT PLAN (1/2)	
			DRAWN BY MN	DATE 30.6.2023	REVISED BY OL



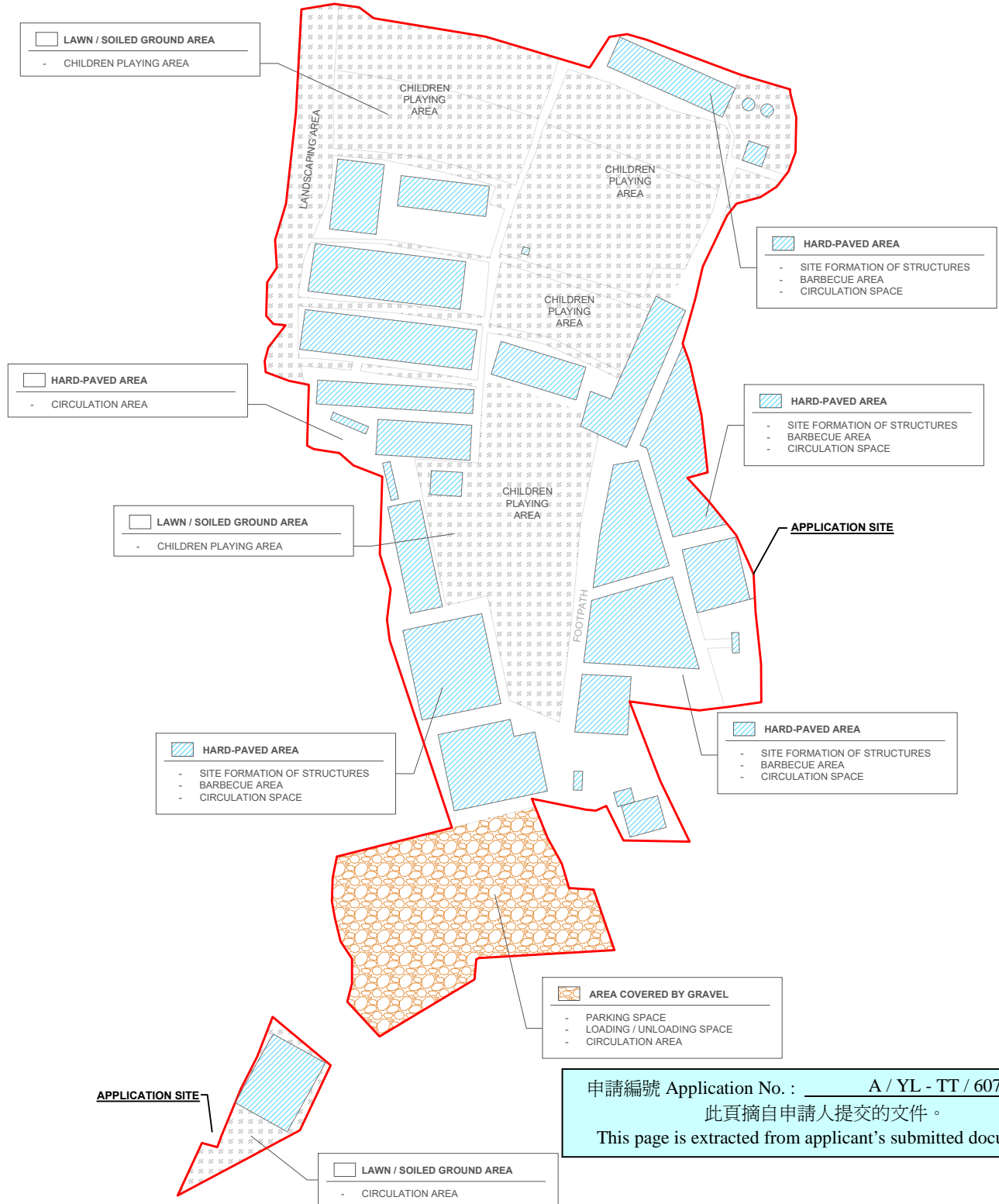
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF TOOLS	137 m ² (ABOUT)	137 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B2	RECEPTION AND SHOP AND SERVICES	205 m ² (ABOUT)	205 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	RAIN SHELTER FOR BBQ ACTIVITIES	215 m ² (ABOUT)	215 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B4	COVERED CHILDREN PLAYING AREA	104 m ² (ABOUT)	104 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B5	RAIN SHELTER	22 m ² (ABOUT)	22 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	PORTABLE TOILET	9 m ² (ABOUT)	9 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B7	RAIN SHELTER FOR BBQ ACTIVITIES	96 m ² (ABOUT)	96 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B8	PORTABLE TOILET	9 m ² (ABOUT)	9 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B9	RAIN SHELTER FOR BBQ ACTIVITIES	108 m ² (ABOUT)	108 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B10	STORAGE OF TOOLS	43 m ² (ABOUT)	43 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B11	GUARD HOUSE	5 m ² (ABOUT)	5 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B12	RAIN SHELTER FOR BBQ ACTIVITIES	86 m ² (ABOUT)	86 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B13	RAIN SHELTER FOR BBQ ACTIVITIES	223 m ² (ABOUT)	223 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B14	PORTABLE TOILET	4 m ² (ABOUT)	4 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B15	RAIN SHELTER FOR BBQ ACTIVITIES	173 m ² (ABOUT)	173 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B16	STORAGE OF TOOLS AND BBQ PITS	102 m ² (ABOUT)	102 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B17	RAIN SHELTER FOR BBQ ACTIVITIES	224 m ² (ABOUT)	224 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B18	RAIN SHELTER FOR BBQ ACTIVITIES	164 m ² (ABOUT)	164 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B19	RAIN SHELTER FOR BBQ ACTIVITIES	88 m ² (ABOUT)	88 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B20	AND RECREATIONAL ACTIVITIES STORAGE OF TOOLS	2 m ² (ABOUT)	2 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B21	STORAGE OF TOOLS	13 m ² (ABOUT)	13 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B22	WATER TANK FOR LANDSCAPING USE	4 m ² (ABOUT)	4 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B23	WATER TANK FOR LANDSCAPING USE	4 m ² (ABOUT)	4 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B24	RAIN SHELTER FOR BBQ ACTIVITIES	116 m ² (ABOUT)	116 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B25	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	202 m ² (ABOUT)	202 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B26	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	213 m ² (ABOUT)	213 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B27	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	96 m ² (ABOUT)	96 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B28	RAIN SHELTER FOR BBQ ACTIVITIES AND RECREATIONAL ACTIVITIES	79 m ² (ABOUT)	79 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		2,746 m² (ABOUT)	2,746 m² (ABOUT)	

	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 -		TITLE LAYOUT PLAN (2/2)	
			DRAWN BY MN	DATE 5.7.2023	DWG NO. PLAN 5	VER. 002
			REVISED BY OL	DATE 6.10.2023		

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 10,072m ² (ABOUT)	HARD-PAVED AREA	: 4,954 m ² (ABOUT)
SOILED GROUND / LAWN AREA USE	: 4,030 m ² (ABOUT)	DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m
	: CIRCULATION AREA	MATERIAL OF LAND FILLING	: CONCRETE
	: CHILDREN PLAYING AREA	USE	: SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE
AREA COVERED BY GRAVEL USE	: 1,088 m ² (ABOUT)	EXISTING SITE LEVELS	: +19.6 mPD - +30.2 mPD (ABOUT)
	: PARKING SPACES, LOADING / UNLOADING SPACES AND CIRCULATION AREA		

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



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LEGEND
 APPLICATION SITE

PLANNING CONSULTANT 	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	TITLE FILLING OF LAND	
			DRAWN BY MN	DATE 10.7.2023	DWG NO. PLAN 6
			REVISED BY OL	DATE 23.11.2023	



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 10,072 m ²	(ABOUT)
COVERED AREA	: 2,746 m ²	(ABOUT)
UNCOVERED AREA	: 7,326 m ²	(ABOUT)
PLOT RATIO	: 0.27	(ABOUT)
SITE COVERAGE	: 27 %	(ABOUT)
NO. OF STRUCTURE	: 28	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,746 m ²	(ABOUT)
TOTAL GFA	: 2,746 m ²	(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	: 2.5m (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)

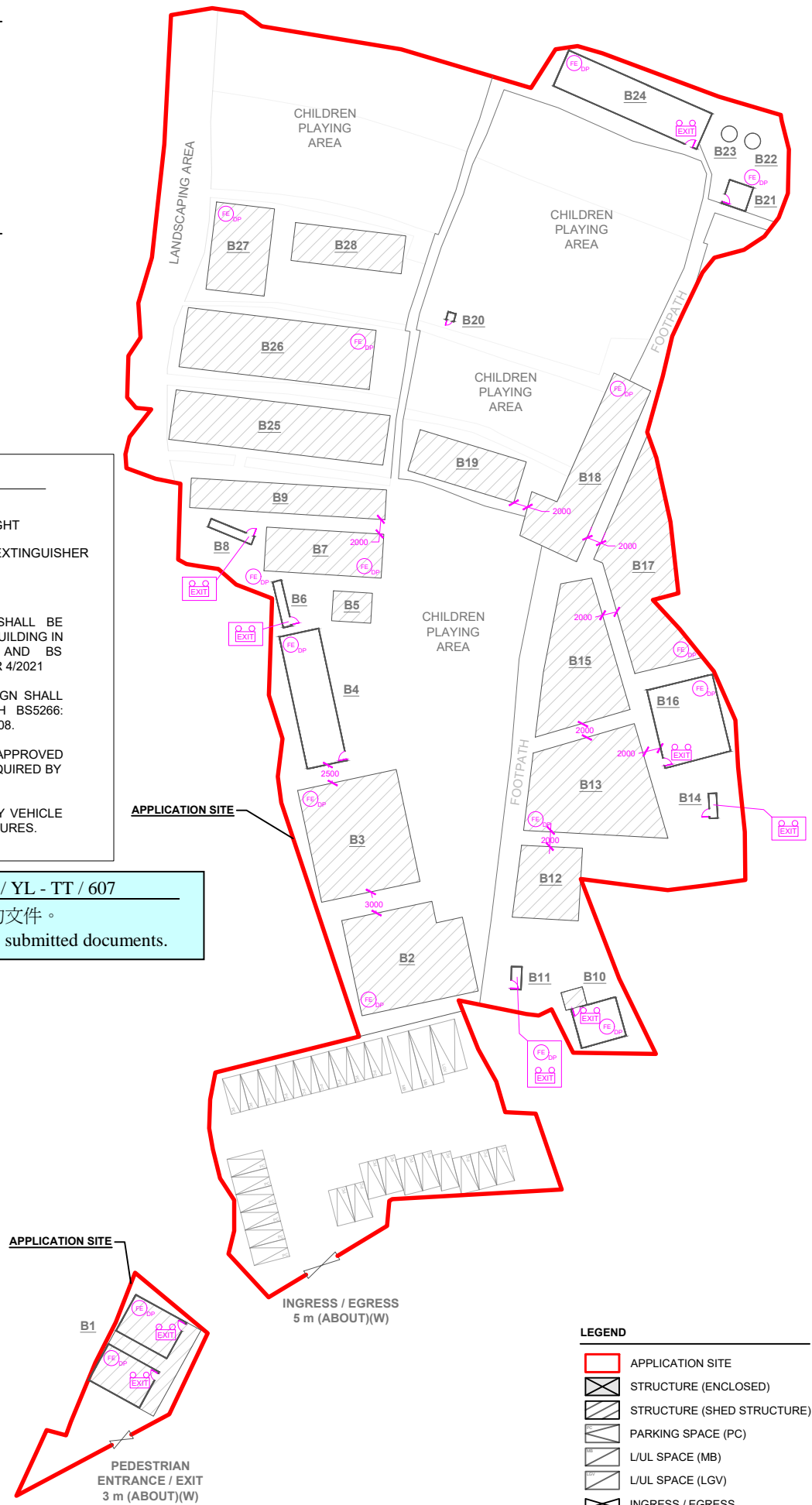
FIRE SERVICE INSTALLATIONS

-  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 4/2021
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.

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LEGEND

-  APPLICATION SITE
-  STRUCTURE (ENCLOSED)
-  STRUCTURE (SHED STRUCTURE)
-  PARKING SPACE (PC)
-  L/LU SPACE (MB)
-  L/LU SPACE (LGV)
-  INGRESS / EGRESS

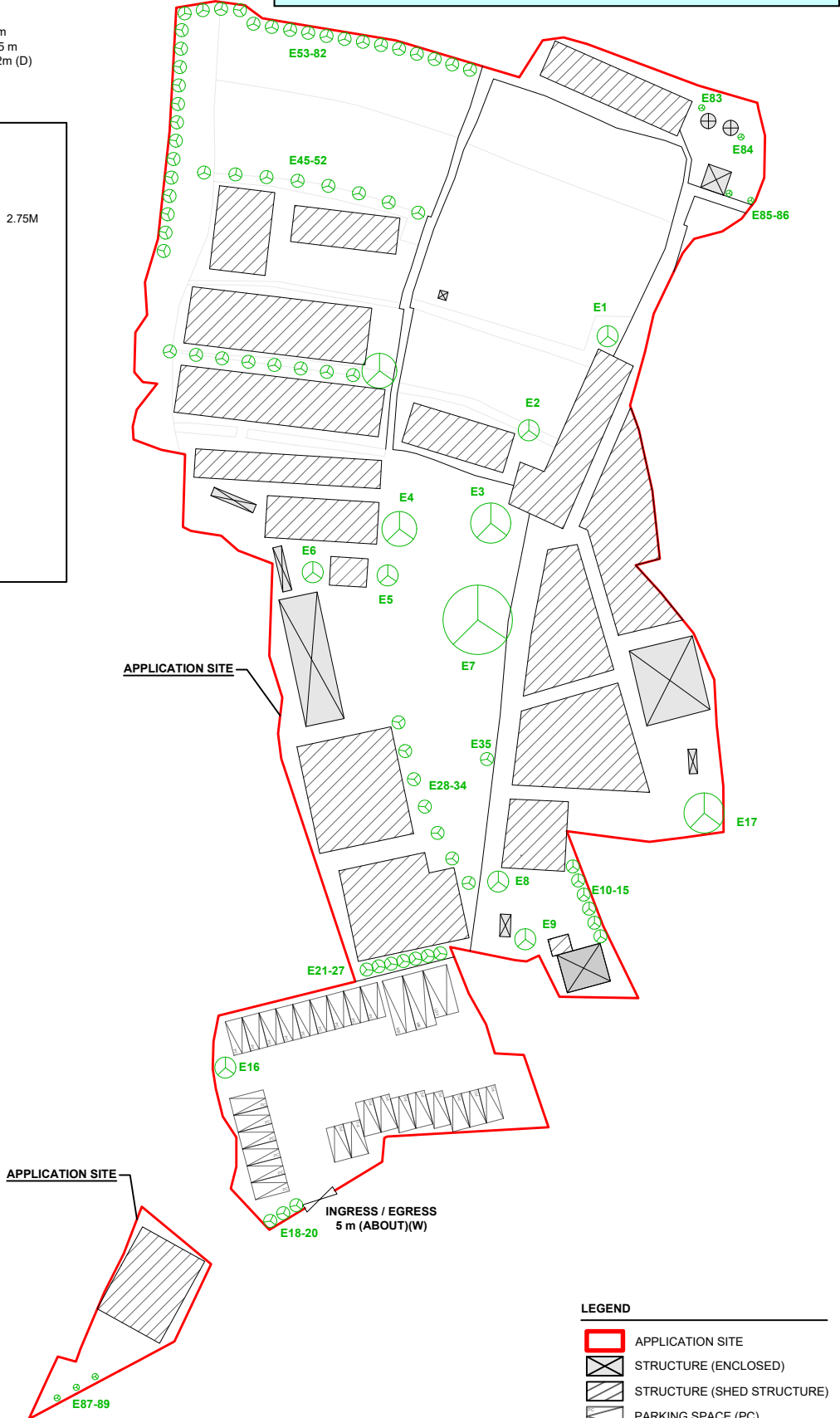
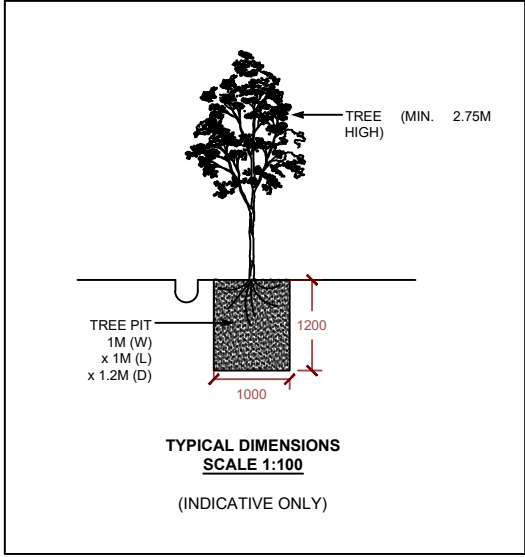
TREE PRESERVATION AND LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 10,072 m² (ABOUT)

NO. OF EXISTING TREES WILL BE PRESERVED

- SPECIES OF TREE : CARICA PAPAYA
- NO. OF TREES : 89 (E1 - E89)
- SPACING OF TREES : NOT MORE THAN 3 m
- HEIGHT OF TREES : NOT LESS THAN 2.75 m
- DIMENSION OF TREE PITS : 1m (W) X 1m (L) X 1.2m (D)

申請編號 Application No. : A / YL - TT / 607
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.



LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (SHED STRUCTURE)
	PARKING SPACE (PC)
	L/UL SPACE (MB)
	L/UL SPACE (LGV)
	INGRESS / EGRESS
	EXISTING TREE

- NOTES:**
- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
 - 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
 - 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.

PLANNING CONSULTANT 	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 : 900 @ A4		TITLE TREE PRESERVATION AND LANDSCAPE PROPOSAL	
			DRAWN BY MN	DATE 27.7.2023	REVISED BY OL	DATE 20.11.2023

