

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/YL-ST/641**  
**关于申请编号 A/YL-ST/641 的拟议用途/发展的概括发展规范**

Application No. 申请编号	A/YL-ST/641		
Location/address 位置/地址	Lots 187, 188 (Part), 189 (Part), 190, 192 (Part), 193 (Part), 194 (Part), 195 (Part) and 196 in D.D. 96, San Tin, Yuen Long 元朗新田丈量约份第 96 约地段第 187 号、第 188 号(部分)、第 189 号(部分)、第 190 号、第 192 号(部分)、第 193 号(部分)、第 194 号(部分)、第 195 号(部分)及第 196 号		
Site area 地盘面积	About 约 1,806 sq. m 平方米		
Plan 图则	Approved San Tin Outline Zoning Plan No. S/YL-ST/8 新田分区计划大纲核准图编号 S/YL-ST/8		
Zoning 地带	"Village Type Development" and "Green Belt" 「乡村式发展」及「绿化地带」		
Applied use/ development 申请用途/发展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Associated Filling of Land 拟议临时康体文娱场所(休闲农场)(为期 5 年)和相关填土工程		
Gross floor area and/or plot ratio 总楼面面积及/ 或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 约 158	About 约 0.09
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	3	
	Composite 综合用途	-	
Building height/No. 建筑高度/幢数	Domestic	-	m 米

of storeys 建筑物高度/ 层数	住用	-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	2.8 - 7.5	m 米
		-	mPD 米(主水平基准上)
		1 - 2	Storey(s) 层
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Site coverage 上盖面积	About 约 5 %	
No. of units 单位数目	-		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公众	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客货 车位数目	Total no. of vehicle spaces 停车位总数		8
	Bicycle Parking Spaces 单车车位		8
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		1
	Light Goods Vehicle Spaces 轻型货车车位		1

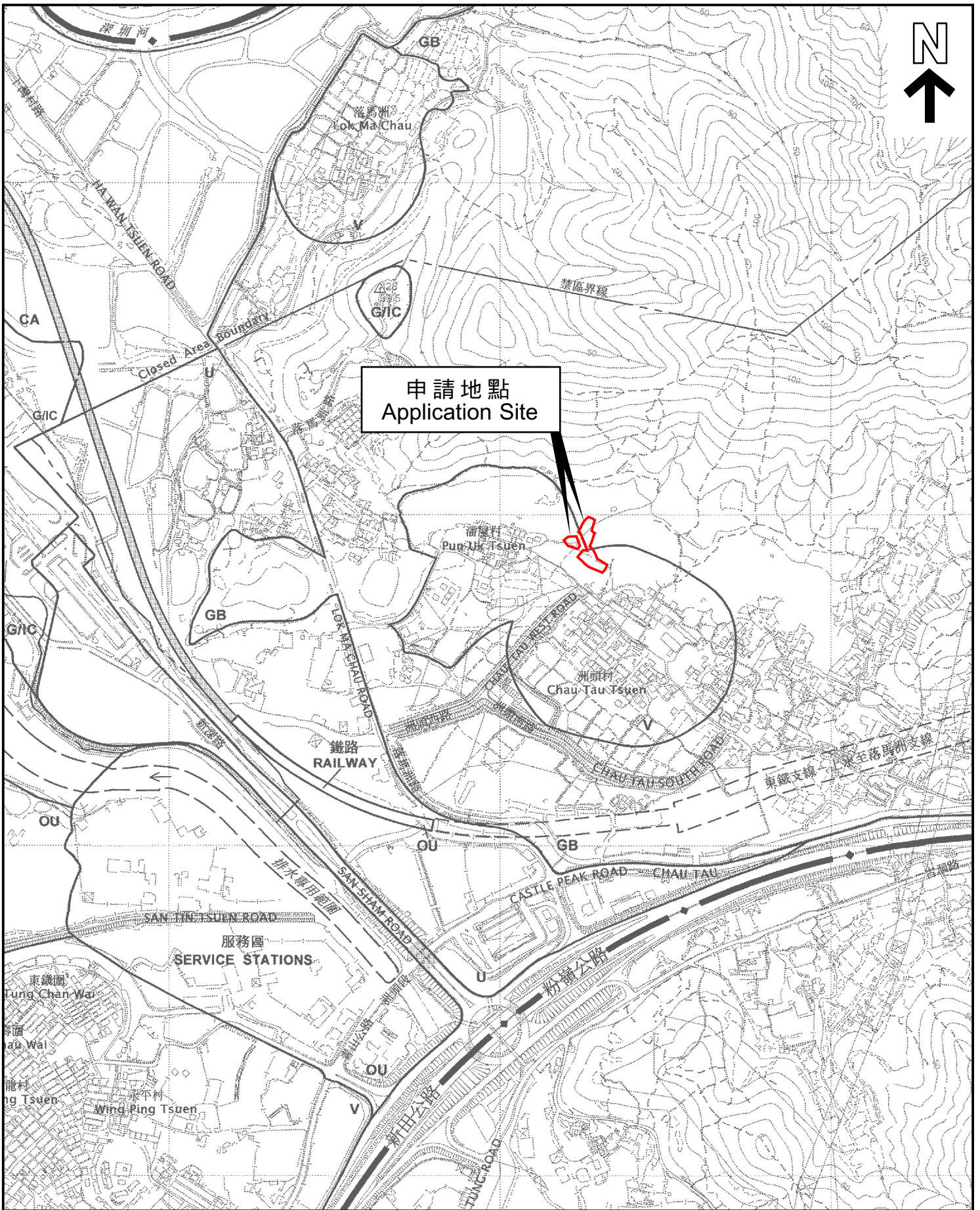
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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<b>Submitted Plans, Drawings and Documents 提交的图则、绘图及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 图则及绘图</u></b>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location plan 位置图</u>		
<u>Zoning plan 规划地带图</u>		
<u>Land status plan 土地类别图</u>		
<u>Land filling area plan 填土工程范围图</u>		
<u>Swept path analysis 行车线分析图</u>		
<b><u>Reports 报告书</u></b>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Estimated trip generation and attraction 车辆流量估算</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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.

注：上述申请摘要的资料是由申请人提供以方便市民大众参考。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。



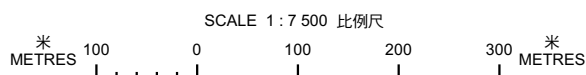
**位置圖 LOCATION PLAN**

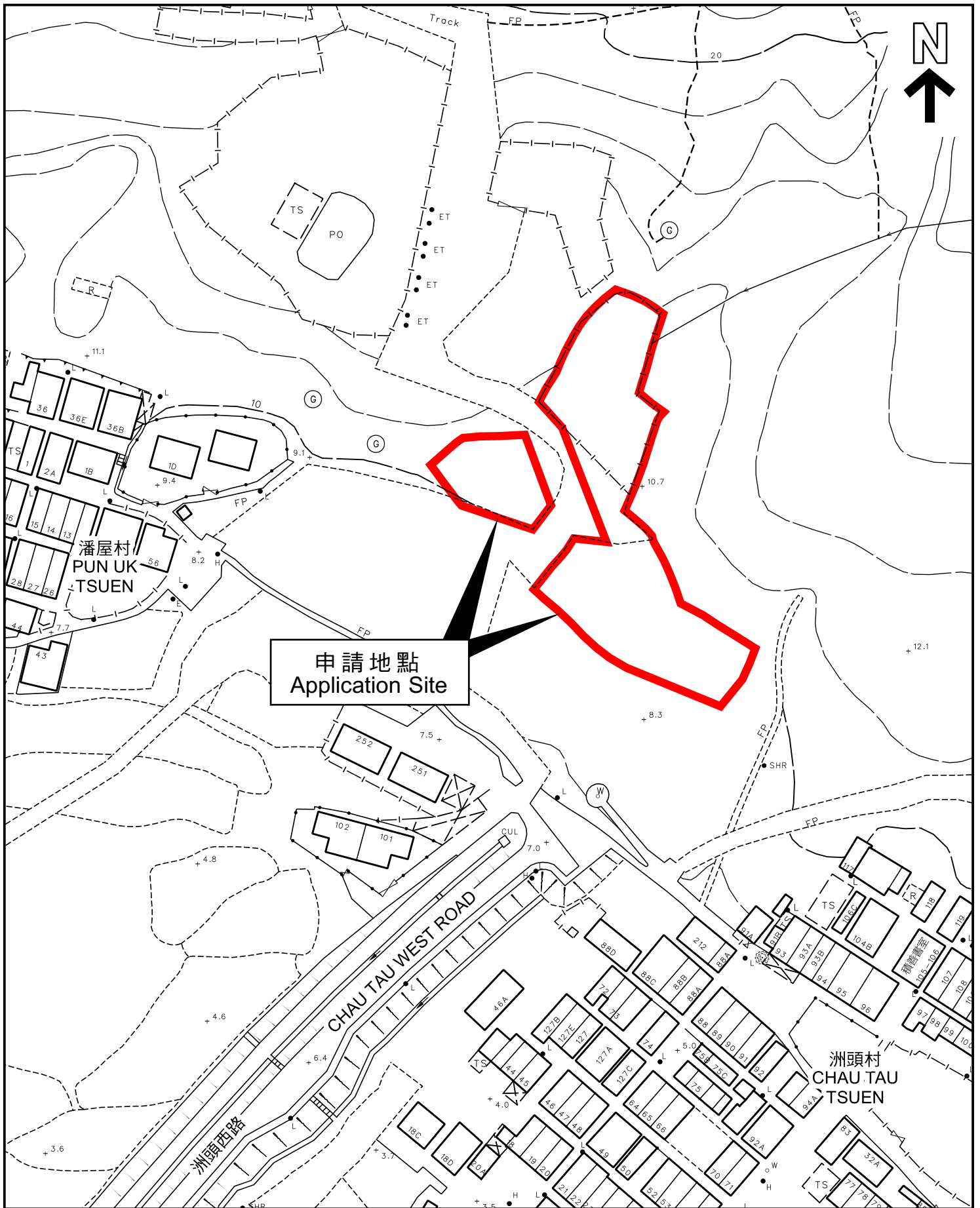
本摘要圖於2023年1月26日擬備，  
 所根據的資料為於2006年12月5日  
 核准的分區計劃大綱圖編號 S/YL-ST/8  
 EXTRACT PLAN PREPARED ON 26.1.2023  
 BASED ON OUTLINE ZONING PLAN No.  
 S/YL-ST/8 APPROVED ON 5.12.2006

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-ST/641**





申請地點  
Application Site

平面圖 SITE PLAN

本摘要圖於2023年1月26日擬備，  
所根據的資料為測量圖編號  
2-SE-3D  
EXTRACT PLAN PREPARED ON 26.1.2023  
BASED ON SURVEY SHEET No.  
2-SE-3D

申請地點界線只作識別用  
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參考編號  
REFERENCE No.

A/YL-ST/641

## 申請編號 Application No. : A/YL-ST/641

### 備註 Remarks

申請人要求批給規劃許可，准許在申請地點作擬議臨時康體文娛場所（休閒農場），為期 5 年，和進行相關填土工程。申請地點經地區小路連接洲頭西路。申請地點的地盤面積約 1,806 平方米。擬議發展包括 3 個構築物（1-2 層，約 2.8-7.5 米高），作電錶房及農業用具倉庫、農業教育中心及地盤辦公室和洗手間及更衣室之用，總樓面面積約 158 平方米。場內設有 8 個單車車位及 1 個輕型貨車上落客貨車位。營業時間為每日上午 9 時至下午 6 時，包括公眾假期。擬議發展牽涉面積約 107 平方米，深度不多於 0.2 米的填土工程。

The applicant seeks planning permission for proposed temporary place of recreation, sports or culture (hobby farm) for a period of 5 years and associated filling of land at the application site (the Site). The Site is accessible from Chau Tau West Road via a local access. The site area is about 1,806 m<sup>2</sup>. The proposal includes 3 structures (1-2 storeys, about 2.8-7.5 m high) for meter room and storage of farm tools, agricultural education room and site office, and washroom and changing room uses, with a total gross floor area of about 158 m<sup>2</sup>. 8 bicycle parking spaces and 1 light goods vehicle loading/unloading space are provided within the Site. The operation hours are between 9:00 a.m. and 6:00 p.m. daily, including public holidays. The proposed development involves filling of land with an area of about 107 m<sup>2</sup> and a depth of no more than 0.2m.

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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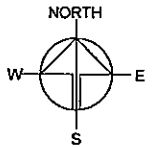
**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA : 1,806 m<sup>2</sup> (ABOUT)  
 COVERED AREA : 94 m<sup>2</sup> (ABOUT)  
 UNCOVERED AREA : 1,712 m<sup>2</sup> (ABOUT)

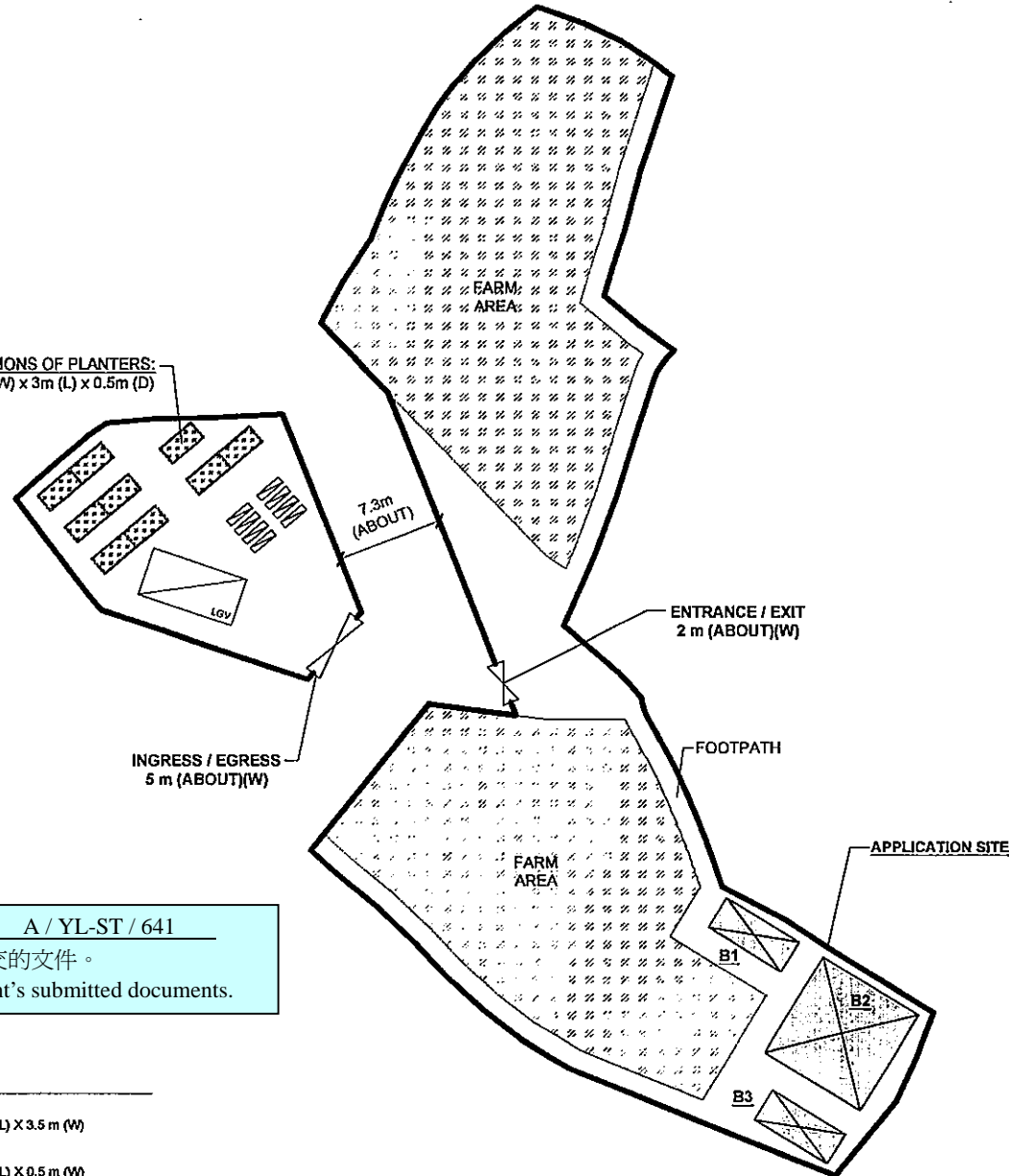
PLOT RATIO : 0.09 (ABOUT)  
 SITE COVERAGE : 5% (ABOUT)

NO. OF STRUCTURE : 3  
 DOMESTIC GFA : N/A  
 NON-DOMESTIC GFA : 158 m<sup>2</sup> (ABOUT)  
 BUILDING HEIGHT : 2.8 - 7.5 m (ABOUT)  
 NO. OF STOREY : 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1*	METER ROOM, STORAGE OF FARM TOOLS	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B2	AGRICULTURAL EDUCATION ROOM, SITE OFFICE	64 m <sup>2</sup> (ABOUT)	128 m <sup>2</sup> (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B3*	WASHROOM AND CHANGING ROOM	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	2.8 m (ABOUT)(1-STOREY)
<b>*CONTAINED-CONVERTED STRUCTURE</b>		<b>TOTAL</b>	<b>94 m<sup>2</sup> (ABOUT)</b>	<b>158 m<sup>2</sup> (ABOUT)</b>



**DIMENSIONS OF PLANTERS:**  
 1.5m (W) x 3m (L) x 0.5m (D)



申請編號 Application No. :         A / YL-ST / 641        

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

**PARKING AND LOADING/UNLOADING PROVISIONS**

NO. OF LAUL SPACE FOR LIGHT GOODS VEHICLE : 1  
 DIMENSION OF PARKING SPACE : 7 m (L) X 3.5 m (W)

NO. OF BICYCLE RACKS : 8  
 DIMENSION OF BICYCLE RACKS : 2 m (L) X 0.5 m (W)

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- INGRESS / EGRESS
- BICYCLE RACK
- LOADING / UNLOADING SPACE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 96, SAN TIN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 600 @ A4

DRAWN BY : MN DATE : 24.11.2022

CHECKED BY : DATE :

APPROVED BY : DATE :

DWG. TITLE : LAYOUT PLAN

DWG. NO. : PLAN 4 VER. : 001

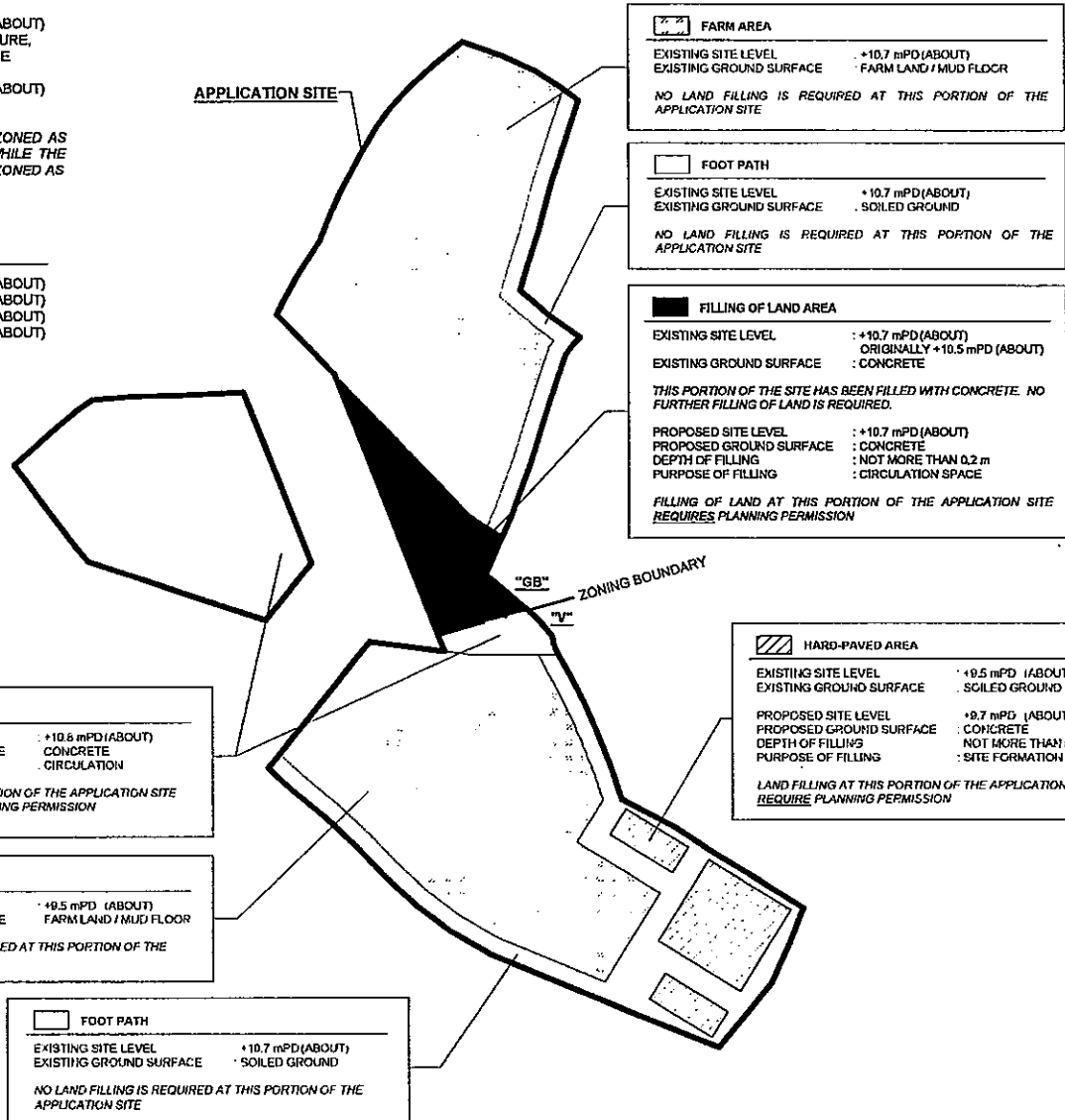
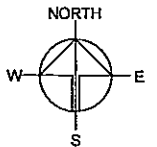
**PAVED RATIO OF THE APPLICATION SITE**

APPLICATION SITE AREA COVERED BY STRUCTURE	: 1,806 m <sup>2</sup>	(ABOUT)
	: 94 m <sup>2</sup>	(ABOUT)
FARMLAND AREA USE	: 1,023 m <sup>2</sup> , 57%	(ABOUT)
	: RECREATIONAL FARMING	
HARD-PAVED AREA USE	: 532 m <sup>2</sup> , 29%***	(ABOUT)
	: SITE FORMATION OF STRUCTURE, CIRCULATION AND LUL SPACE	
SOILED GROUND AREA USE	: 251m <sup>2</sup> , 14%	(ABOUT)
	: FOOTPATH	

\*\*\*ONLY 107 m<sup>2</sup> OF HARD-PAVED AREA FALLS WITHIN AREA ZONED AS "GB", WHICH REQUIRE PERMISSION FOR FILLING OF LAND. WHILE THE REMAINING HARD-PAVED AREA, I.e. 423 m<sup>2</sup> FALLS WITHIN AREA ZONED AS "V", WHICH DO NOT REQUIRE PERMISSION FOR FILLING OF LAND

**APPLIED FILLING OF LAND AREA OF THE APPLICATION SITE**

APPLIED FILLING OF LAND AREA	: 107 m <sup>2</sup> , 6%	(ABOUT)
EXISTING SITE LEVEL	: +10.7 mPD	(ABOUT)
PROPOSED SITE LEVEL	: +10.7 mPD	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: CIRCULATION SPACE	



**FARM AREA**  
 EXISTING SITE LEVEL : +10.7 mPD (ABOUT)  
 EXISTING GROUND SURFACE : FARM LAND / MUD FLOOR  
 NO LAND FILLING IS REQUIRED AT THIS PORTION OF THE APPLICATION SITE

**FOOT PATH**  
 EXISTING SITE LEVEL : +10.7 mPD (ABOUT)  
 EXISTING GROUND SURFACE : SOILED GROUND  
 NO LAND FILLING IS REQUIRED AT THIS PORTION OF THE APPLICATION SITE

**FILLING OF LAND AREA**  
 EXISTING SITE LEVEL : +10.7 mPD (ABOUT)  
 EXISTING GROUND SURFACE : ORIGINALLY +10.5 mPD (ABOUT)  
 EXISTING GROUND SURFACE : CONCRETE  
 THIS PORTION OF THE SITE HAS BEEN FILLED WITH CONCRETE. NO FURTHER FILLING OF LAND IS REQUIRED.  
 PROPOSED SITE LEVEL : +10.7 mPD (ABOUT)  
 PROPOSED GROUND SURFACE : CONCRETE  
 DEPTH OF FILLING : NOT MORE THAN 0.2 m  
 PURPOSE OF FILLING : CIRCULATION SPACE  
 FILLING OF LAND AT THIS PORTION OF THE APPLICATION SITE REQUIRES PLANNING PERMISSION

**HARD-PAVED AREA**  
 EXISTING SITE LEVEL : +9.5 mPD (ABOUT)  
 EXISTING GROUND SURFACE : SOILED GROUND  
 PROPOSED SITE LEVEL : +9.7 mPD (ABOUT)  
 PROPOSED GROUND SURFACE : CONCRETE  
 DEPTH OF FILLING : NOT MORE THAN 0.2 m  
 PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE  
 LAND FILLING AT THIS PORTION OF THE APPLICATION SITE DOES NOT REQUIRE PLANNING PERMISSION

**HARD-PAVED AREA**  
 EXISTING SITE LEVEL : +10.8 mPD (ABOUT)  
 EXISTING GROUND SURFACE : CONCRETE  
 PURPOSE OF HARD-PAVING : CIRCULATION  
 LAND FILLING AT THIS PORTION OF THE APPLICATION SITE DOES NOT REQUIRE PLANNING PERMISSION

**FARM AREA**  
 EXISTING SITE LEVEL : +9.5 mPD (ABOUT)  
 EXISTING GROUND SURFACE : FARM LAND / MUD FLOOR  
 NO LAND FILLING IS REQUIRED AT THIS PORTION OF THE APPLICATION SITE

**FOOT PATH**  
 EXISTING SITE LEVEL : +10.7 mPD (ABOUT)  
 EXISTING GROUND SURFACE : SOILED GROUND  
 NO LAND FILLING IS REQUIRED AT THIS PORTION OF THE APPLICATION SITE

PLANNING CONSULTANT	
<b>R-Riches</b> Property Consultants Ltd.	
PROJECT	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND	
SITE LOCATION	
VARIOUS LOTS IN D.D. 96, SAN TIN, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 600 @ A4	
DRAWN BY	DATE
MN	29.11.2022
REVISOR BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAND FILLING AREA	
DWG. NO.	VER.
PLAN 5	001

申請編號 Application No. :         A / YL-ST / 641          
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**LEGEND**  
 APPLICATION SITE  
 INGRESS / EGRESS