

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-HTF/1151**
關乎申請編號 A/YL-HTF/1151 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 10.5.2023
因應於 2023 年 5 月 10 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-HTF/1151		
Location/address 位置/地址	Lots 558 S.A, 558 S.B ss.1 S.A, 558 S.B ss.1 RP, 558 S.B ss.2, 561 S.A, 561 S.B ss.1 and 561 S.B ss.2 in D.D. 128 and Adjoining Government Land, Yuen Long, New Territories 新界元朗丈量約份第 128 約地段第 558 號 A 分段、第 558 號 B 分段第 1 小分段 A 分段、第 558 號 B 分段第 1 小分段餘段、第 558 號 B 分段第 2 小分段、第 561 號 A 分段、第 561 號 B 分段第 1 小分段及第 561 號 B 分段第 2 小分段和毗連政府土地		
Site area 地盤面積	About 約 17,488 sq. m 平方米 (Includes Government Land of about 包括政府土地約 180 sq. m 平方米)		
Plan 圖則	Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12 厦村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12		
Zoning 地帶	"Green Belt" 「綠化地帶」		
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 of Recreation, Sports or Culture (Hobby Farm and Barbecue Site) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land 擬議臨時康體文娛場所（休閒農場及燒烤場）及度假營連附屬設施（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 480.5	About 約 0.03
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	12	

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	3	m 米
		-	mPD 米(主水平基準上)
		1	Storey(s) 層
Site coverage 上蓋面積	About 約 3 %		
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		10
	Private Car Parking Spaces 私家車車位		10
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Light Goods Vehicle Spaces 輕型貨車車位		1
	Minibus Spaces 小巴車位		1

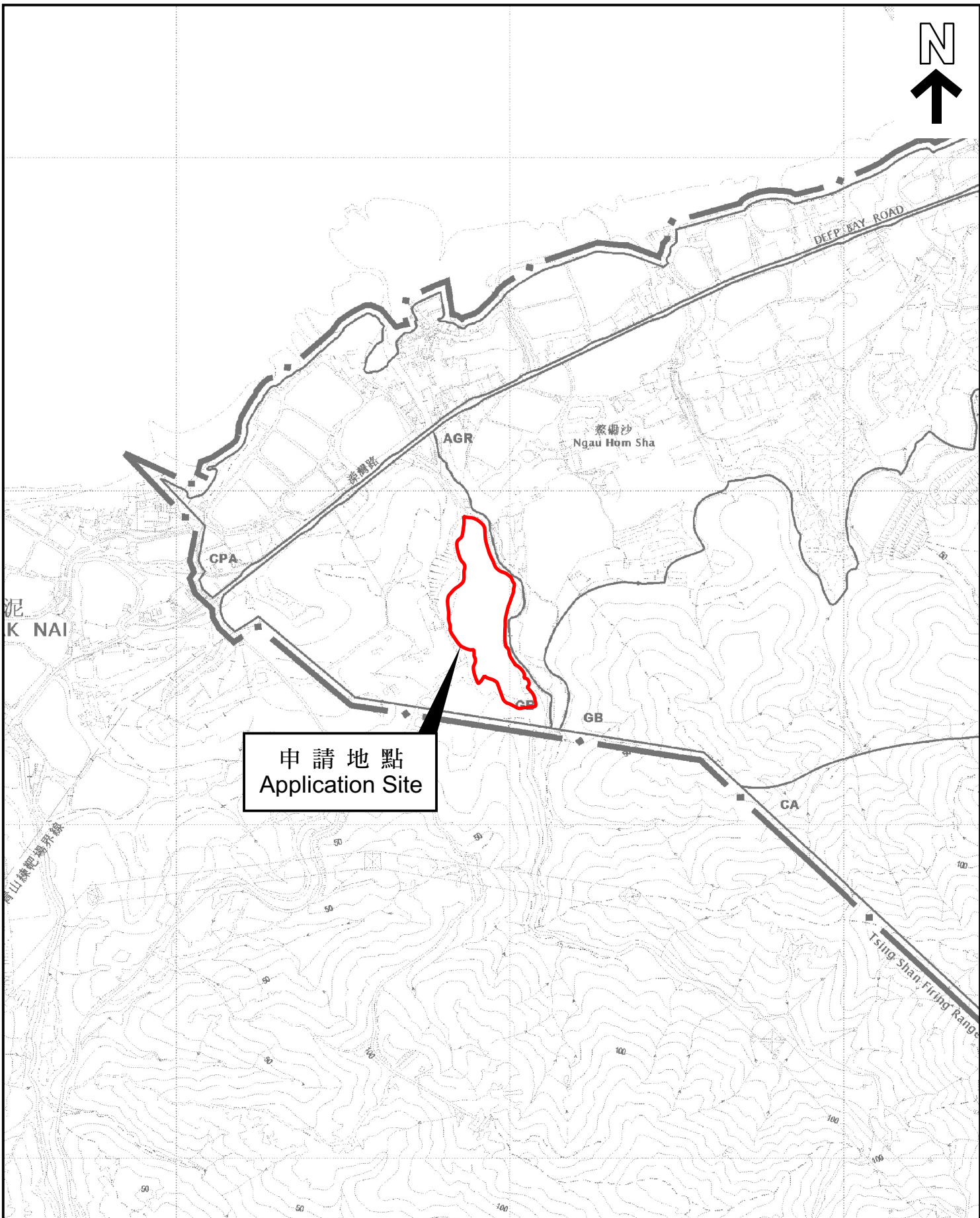
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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 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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Paved area plan 填土位置圖</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 checked="" 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 checked="" 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>Responses-to-comments table 回應部門意見表</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.

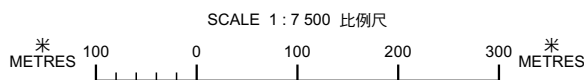
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



申請地點
Application Site

位置圖 LOCATION PLAN

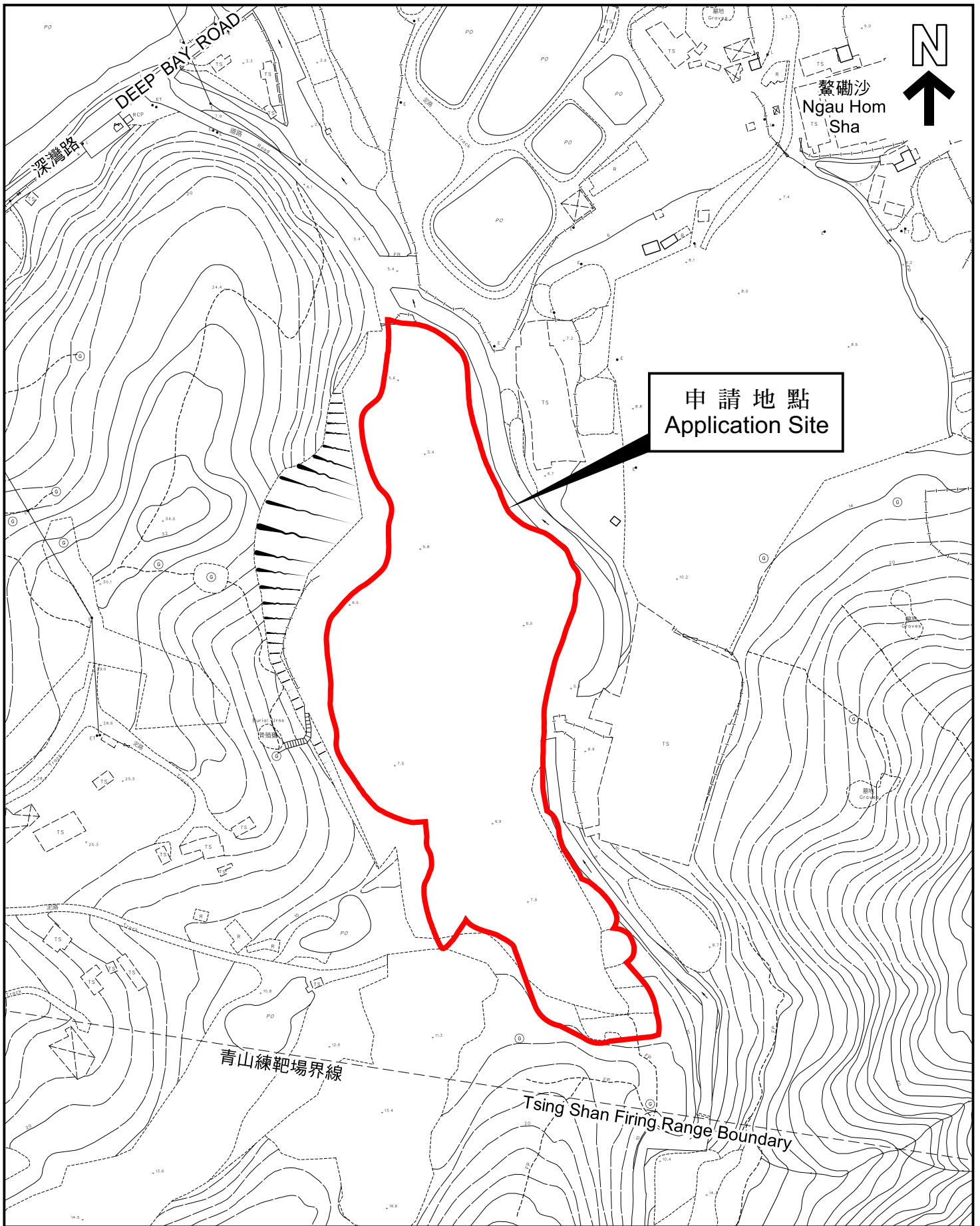
本摘要圖於2023年2月21日擬備，
所根據的資料為於2018年10月16日
核准的分區計劃大綱圖編號 S/YL-HTF/12
EXTRACT PLAN PREPARED ON 21.2.2023
BASED ON OUTLINE ZONING PLAN No.
S/YL-HTF/12 APPROVED ON 16.10.2018



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-HTF/1151



平面圖 SITE PLAN

本摘要圖於2023年2月21日擬備，
 所根據的資料為測量圖編號
 5-NE-10B 及 5-NE-10D
 EXTRACT PLAN PREPARED ON 21.2.2023
 BASED ON SURVEY SHEETS No.
 5-NE-10B & 5-NE-10D

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-HTF/1151

申請編號 Application No. : A/YL-HTF/1151

備註 Remarks

申請人提交進一步資料包括回應部門意見，並提交新的樹木保育及園景設計建議圖、樹木調查及排水影響評估，以及澄清申請地點的填土範圍，並提交申請表格的替代頁及經修訂的填土位置圖。

The applicant submitted further information including responses to departmental comments, enclosing new tree preservation and landscape proposal, tree survey and drainage impact assessment, as well as clarifications on the extent of land filling at the site, enclosing replacement pages of the application form and revised paved area plan.

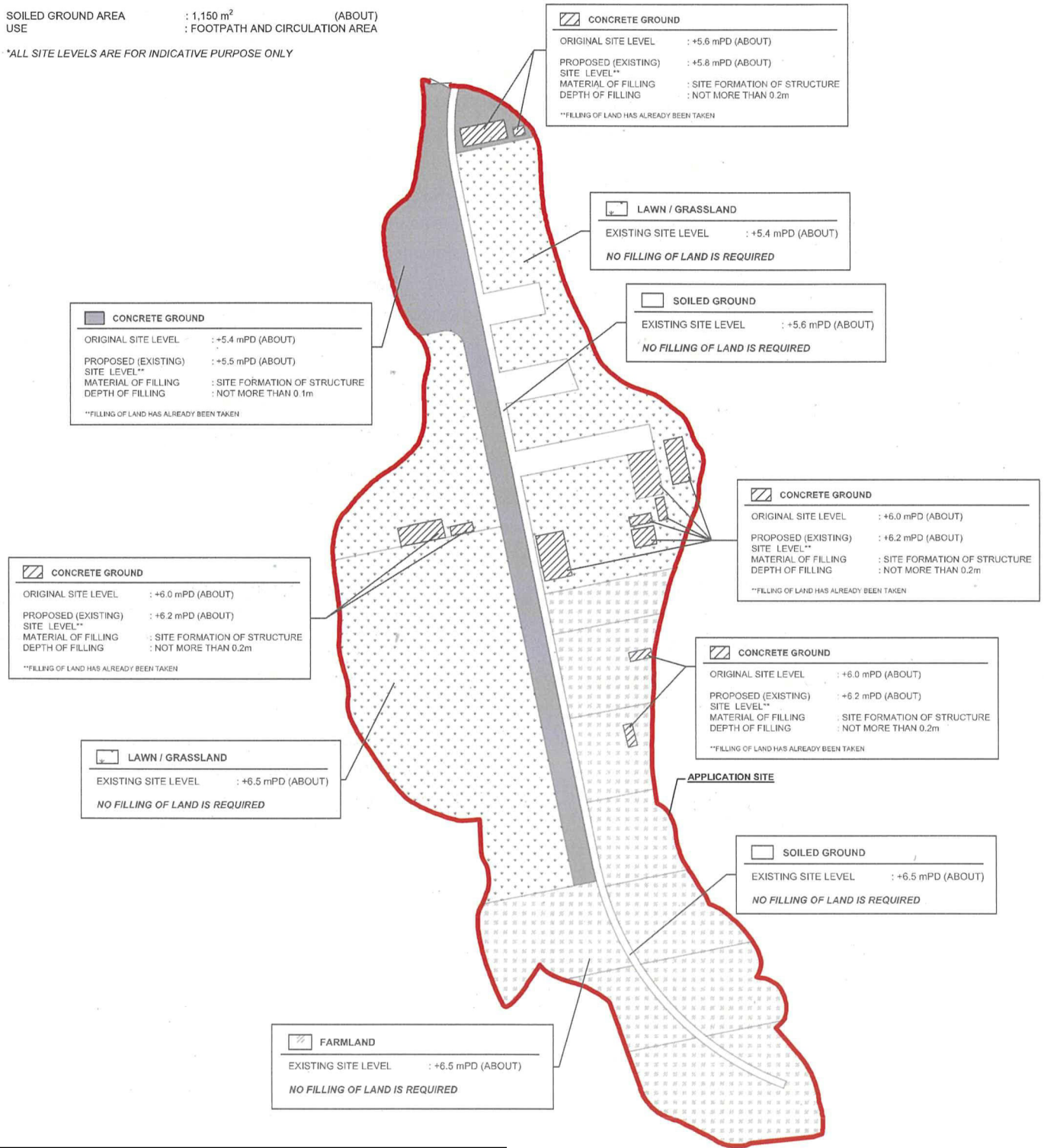
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PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 17,488 m ²	(ABOUT)
LAND FILLING AREA	: 2,575 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES AND PARKING AND LOADING / UNLOADING SPACE	
LAWN / GRASSLAND AREA	: 8,254 m ²	(ABOUT)
USE	: TENT CAMPING AREA	
FARM AREA	: 5,509 m ²	(ABOUT)
USE	: HOBBY FARMING	
SOILED GROUND AREA	: 1,150 m ²	(ABOUT)
USE	: FOOTPATH AND CIRCULATION AREA	

*ALL SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY



申請編號 Application No. : A / YL - HTF / 1151

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND BARBECUE SITE) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1600 @ A4

DRAWN BY
MN

DATE
7.2.2023

REVISED BY
OL

DATE
9.5.2023

TITLE
PAVED RATIO

DWG. NO.
PLAN 1




VER.
003

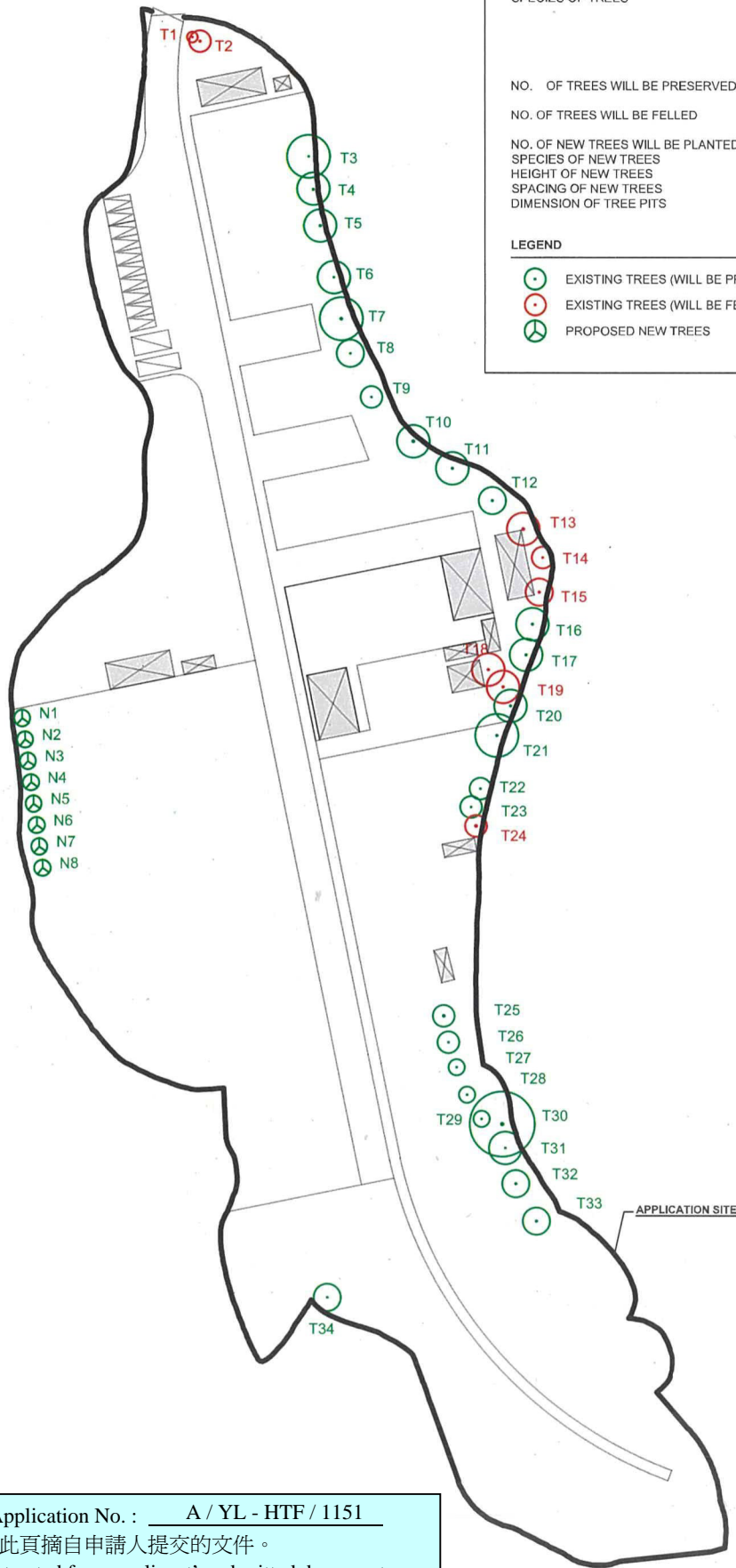
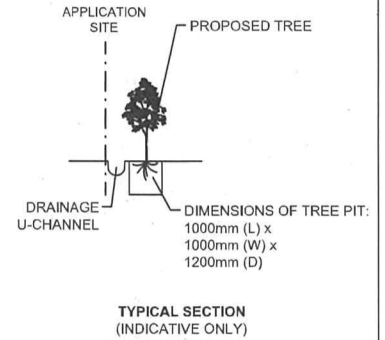


TREE PRESERVATION AND LANDSCAPE PROPOSAL






APPLICATION SITE AREA	: 17,488 m ² (ABOUT)
NO. OF EXISTING TREE	: 34 (T1 TO T34)
SPECIES OF TREES	: 22 X LEUCAENA LEUCOCEPHALA 8 X MACARANGA TANARIUS VAR. TOMENTOSA 2 X FICUS HISPIDA 1 X FIRCUS VARIEGATA 1 X CELTIS SINENSIS
NO. OF TREES WILL BE PRESERVED	: 26 (T3 TO T12, T16, T17, T20 TO T23 AND T34)
NO. OF TREES WILL BE FELLED	: 8 (T1, T2, T13 TO 15, T18, T19, T24)
NO. OF NEW TREES WILL BE PLANTED	: 8 (N1 TO N8)
SPECIES OF NEW TREES	: BAUHINIA BLAKEANA
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m
SPACING OF NEW TREES	: NOT MORE THAN 4 m
DIMENSION OF TREE PITS	: 1 m (W) X 1 m (L) X 1.2 m (D)

LEGEND

-  EXISTING TREES (WILL BE PRESERVED)
-  EXISTING TREES (WILL BE FELLED)
-  PROPOSED NEW TREES



LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE
-  L/UL SPACE
-  INGRESS / EGRESS

申請編號 Application No. : A / YL - HTF / 1151

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PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND BARBECUE SITE) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1200 @ A4

DRAWN BY
MN

DATE
28.4.2023

REVISED BY
QL

DATE
10.5.2023

TITLE
TREE PRESERVATION AND LANDSCAPE PROPOSAL

DWG NO.
PLAN 2

VER.
001

