

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/TM/584**

**關於申請編號 A/TM/584 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 31.7.2023

因應於 2023 年 7 月 31 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/TM/584		
Location/address 位置/地址	Lots 793, 794 and 801 R.P. in D.D. 381 and Adjoining Government Land, Tuen Mun, New Territories 新界屯門丈量約份第 381 約地段第 793 號、第 794 號及第 801 號餘段和毗連政府土地		
Site area 地盤面積	About 約 3,159 sq. m 平方米 (Includes Government Land of about 包括政府土地約 677 sq. m 平方米)		
Plan 圖則	Section 16 application 第 16 條申請 Draft Tuen Mun Outline Zoning Plan No. S/TM/36 屯門分區計劃大綱草圖編號 S/TM/36		
	Further information received 接獲進一步資料 Approved Tuen Mun Outline Zoning Plan No. S/TM/37 屯門分區計劃大綱核准圖編號 S/TM/37		
Zoning 地帶	Section 16 application 第 16 條申請 "Open Space" 「休憩用地」		
	Further information received 接獲進一步資料 "Open Space" 「休憩用地」		
Applied use/ development 申請用途/發展	Temporary Place of Recreation, Sports or Culture (Barbecue Area and Ancillary Electric Kiddle Ride Area) and Holiday Camp (Private Tent Camping Ground) for a Period of 6 Years 臨時康體文娛場所（燒烤場及附屬小童電動車場）及度假營（私人帳幕營地）（為期 6 年）		
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 846	About 約 0.27
No. of block 幢數	Domestic 住用	-	
	Non-domestic	18	

	非住用		
	Composite 綜合用途		-
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	3.5	m 米
		-	mPD 米(主水平基準上)
		1	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	About 約 26.8 %		
No. of units 單位數目	-		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	-		

\* 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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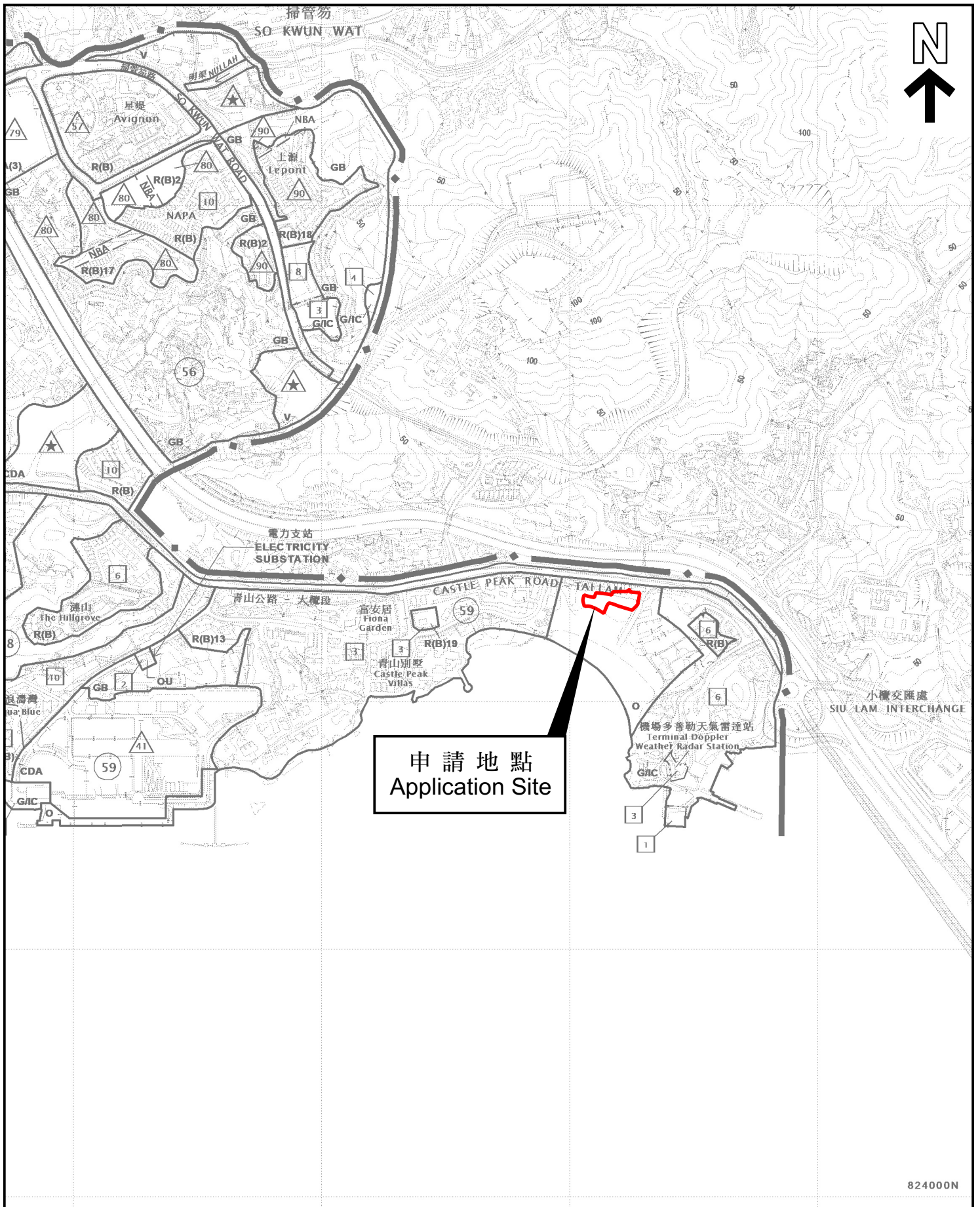
**Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件**

	<u>Chinese</u> 中文	<u>English</u> 英文
<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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Aerial photo showing the existing tree groups in the vicinity 顯示附近現有樹群的航攝照片</u>		
<b><u>Reports 報告書</u></b>		
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 checked="" type="checkbox"/>
<u>Drainage proposal 排水建議</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。

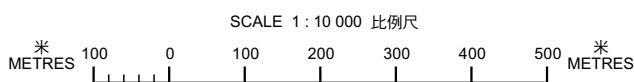


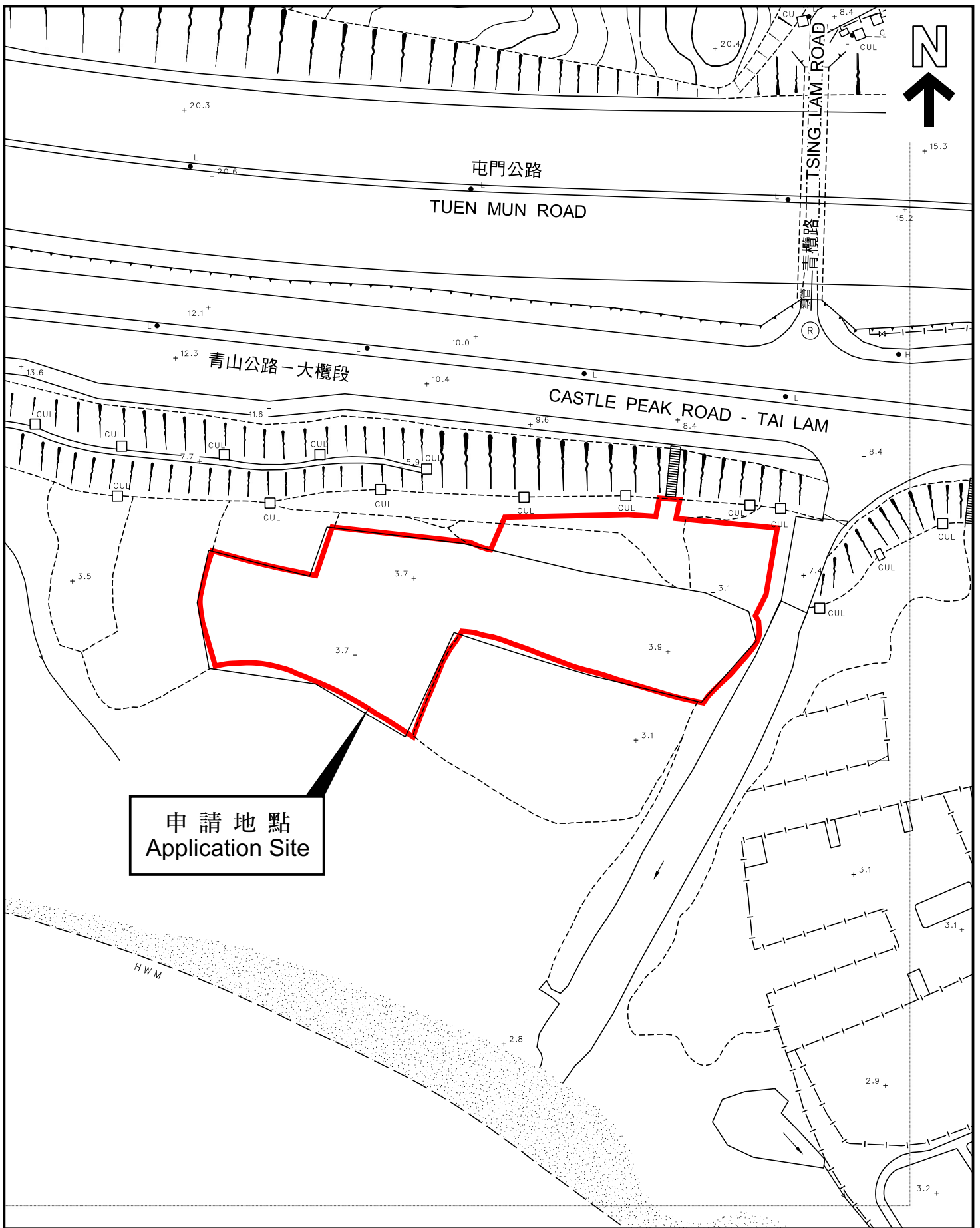
**位置圖 LOCATION PLAN**

本摘要圖於2023年8月2日擬備，  
 所根據的資料為於2023年5月2日  
 核准的分區計劃大綱圖編號 S/TM/37  
 EXTRACT PLAN PREPARED ON 2.8.2023  
 BASED ON OUTLINE ZONING PLAN No.  
 S/TM/37 APPROVED ON 2.5.2023

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/TM/584**





申請地點  
Application Site

平面圖 SITE PLAN

本摘要圖於2023年8月2日擬備，  
所根據的資料為測量圖編號  
6-SW-18D 及 23B  
EXTRACT PLAN PREPARED ON 2.8.2023  
BASED ON SURVEY SHEETS No.  
6-SW-18D & 23B

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參考編號  
REFERENCE No.  
**A/TM/584**

**申請編號 Application No. : A/TM/584**

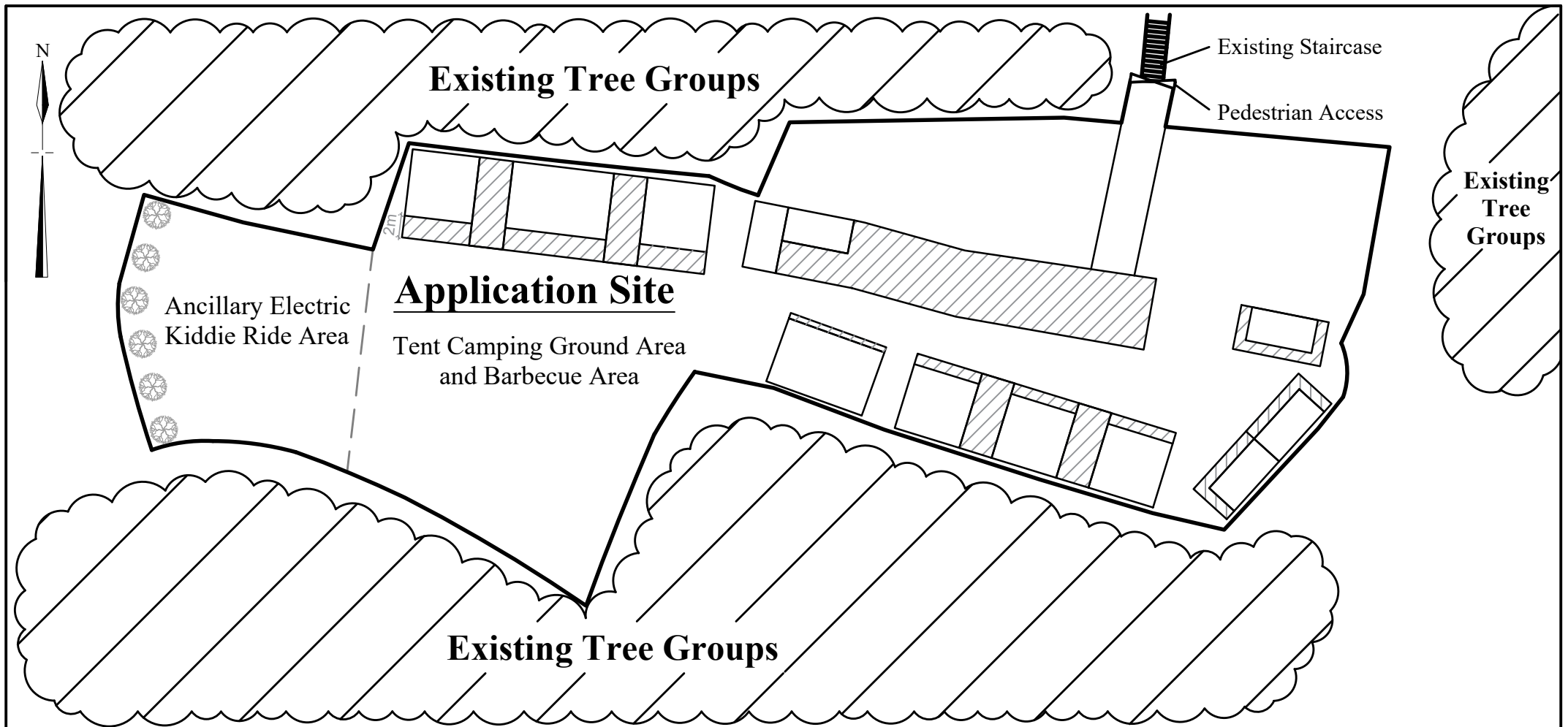
**備註 Remarks**

申請人提交進一步資料，包括回應部門的意見、經修訂的布局設計圖、一份經修訂的排水建議及一份新的園境設計圖。

The applicant submitted further information which includes responses to departmental comments, a revised layout plan, a revised Drainage Proposal and a new landscape proposal.

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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	Spacing (Centre to Centre)	Min. Size (Height)	Quantity
Proposed Bauhinia blakeana (洋紫荊)	4m	2.75m	6
Total	-	-	6

### Legend

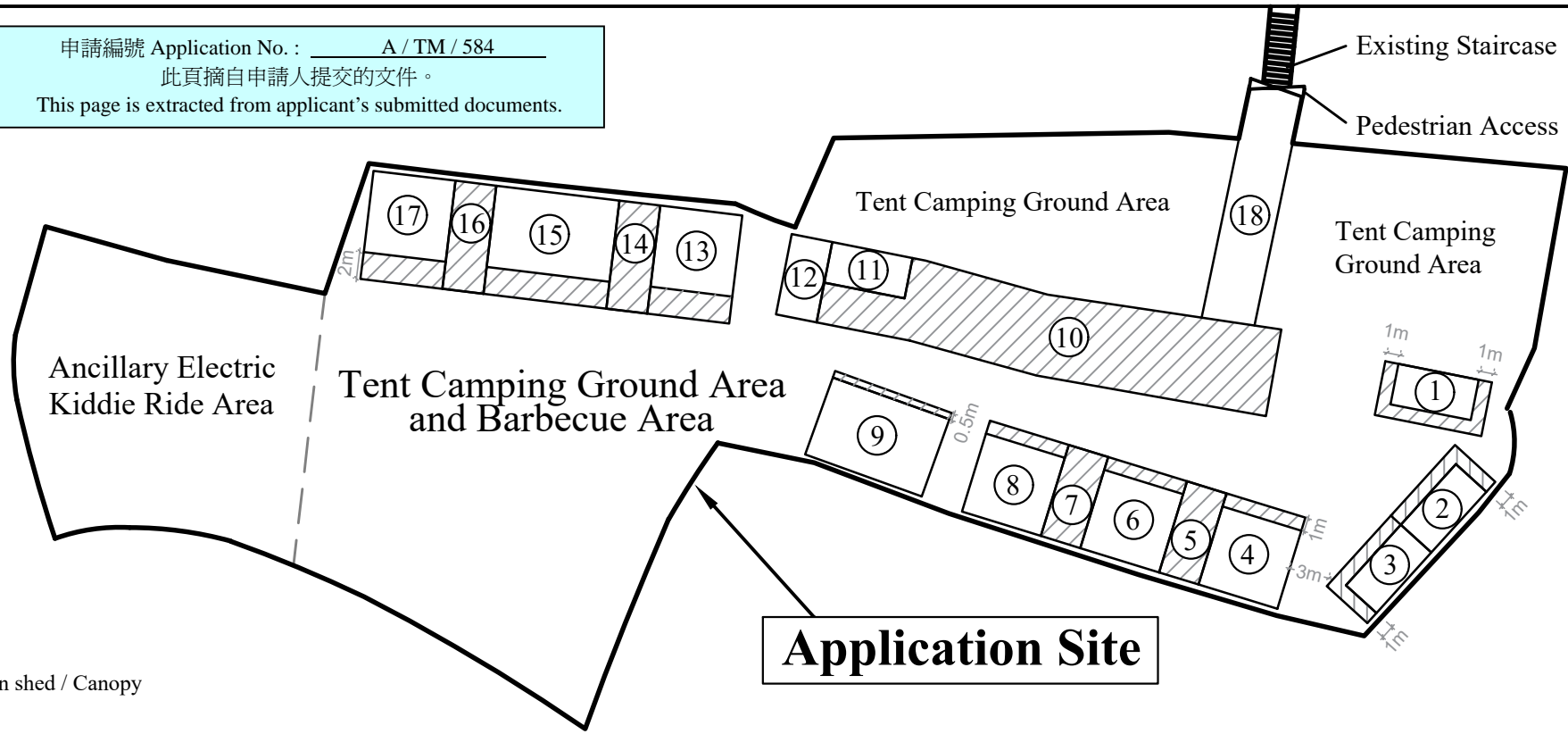
- Open shed / Canopy
- Temporary Single Storey Structure

<b>1 : 500</b>	<b>Landscape Proposal</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
July 2023	Lot 793, 794 & 801 RP in D.D. 381 and Adjoining Government Land Tuen Mun, New Territories	<b>Plan 7 ( P 22015 )</b>

申請編號 Application No. :           A / TM / 584            
 此頁摘自申請人提交的文件。  
 This page is extracted from applicant's submitted documents.



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**Application Site**

**LEGEND**  
 Open shed / Canopy

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height	No. of storey	No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height	No. of storey
1	Office	33m <sup>2</sup>	33m <sup>2</sup>	3.5m	1	10	Open Shed	227m <sup>2</sup>	189m <sup>2</sup>	3.5m	1
2	Service Counter	58m <sup>2</sup>	29m <sup>2</sup>			11	Toilets		19m <sup>2</sup>		
3	Service Counter		29m <sup>2</sup>			12	Toilets		19m <sup>2</sup>		
4	Staff Pantry	173m <sup>2</sup>	43m <sup>2</sup>			13	Function Room	225m <sup>2</sup>	50m <sup>2</sup>		
5			22m <sup>2</sup>			14	Storage		25m <sup>2</sup>		
6			43m <sup>2</sup>			15	Function Room		75m <sup>2</sup>		
7			22m <sup>2</sup>			16	Storage		25m <sup>2</sup>		
8	Storage		43m <sup>2</sup>			17	Function Room		50m <sup>2</sup>		
9	Function Room	60m <sup>2</sup>	60m <sup>2</sup>			18	Paved Walkway with Hand Rails	70m <sup>2</sup>	70m <sup>2</sup>		
Total:								846m <sup>2</sup>	846m <sup>2</sup>		

<b>1 : 500</b>	<b>Layout Plan</b>	<b>Goldrich Planners &amp; Surveyors Ltd.</b>
<b>February 2023</b>	Lot 793, 794 & 801 RP in D.D. 381 and Adjoining Government Land Tuen Mun, New Territories	<b>Plan 3a ( P 22015 )</b>