

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/NE-MUP/183**
關於申請編號 A/NE-MUP/183 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/NE-MUP/183		
Location/address 位置／地址	Lots 52 S.A (Part), 52 S.B (Part), 245, 246, 250, 251, 252 (Part) and 255 (Part) in D.D. 37, Man Uk Pin, Sha Tau Kok, New Territories 新界沙頭角萬屋邊丈量約份第 37 約地段第 52 號 A 分段(部分)、第 52 號 B 分段(部分)、第 245 號、第 246 號、第 250 號、第 251 號、第 252 號(部分)及第 255 號(部分)		
Site area 地盤面積	About 約 6,453 sq. m 平方米		
Plan 圖則	Approved Man Uk Pin Outline Zoning Plan No. S/NE-MUP/11 萬屋邊分區計劃大綱核准圖編號 S/NE-MUP/11		
Zoning 地帶	"Agriculture" 「農業」		
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 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（休閒農莊）及度假營連附屬設施（為期 3 年）及附屬填土工程		
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 502.2	About 約 0.08
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	11	
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	2.8 - 4	m 米
		-	mPD 米(主水平基準上)
		1	Storey(s) 層
Site coverage 上蓋面積	About 約 7.8 %		

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	17
	Private Car Parking Spaces 私家車車位	17
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	Light Goods Vehicle Spaces 輕型貨車車位	1

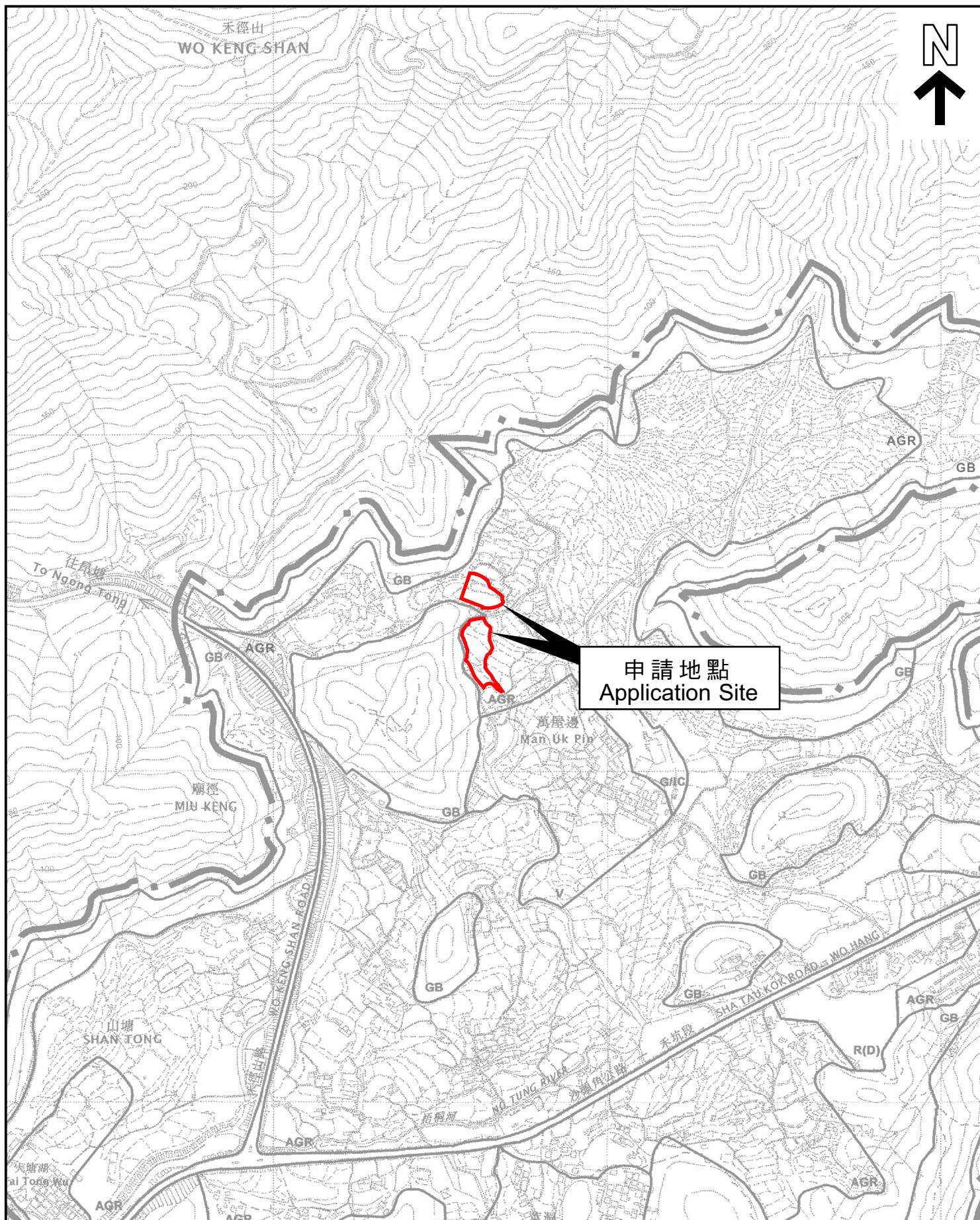
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 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>Location plan 位置圖</u>		
<u>Land use zoning plan 規劃地帶圖</u>		
<u>Land status plan 土地類別圖</u>		
<u>Paved ratio plan 鋪路比例圖</u>		
<u>Swept path analysis plan 車輛路徑分析圖</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 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>Estimated traffic generation 預計交通流量</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3月22日擬備，
所根據的資料為於2006年10月17日
核准的分區計劃大綱圖編號S/NE-MUP/11
EXTRACT PLAN PREPARED ON 22.3.2023
BASED ON OUTLINE ZONING PLAN No.
S/NE-MUP/11 APPROVED ON 17.10.2006

SCALE 1:7 500 比例尺
米 100 0 100 200 300 米
METRES 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/NE-MUP/183

申請編號 Application No. : A/NE-MUP/183

備註 Remarks

申請人要求批給規劃許可，准許將申請地點用作擬議臨時康體文娛場所（休閒農莊）及度假營連附屬設施（為期 3 年）及附屬填土工程。申請地點的地盤面積約 6,453 平方米，場內將設有 4 個一層（高度不超過 4 米）的臨時構築物作農務教育中心、儲物室、電錶房、營地辦公室及接待處、洗手間及更衣室和 7 架露營車（高度約 2.8 米）作訪客過夜住宿用途，總樓面面積約 502.2 平方米。場內將設有休閒農莊地帶、帳幕營地地帶、17 個私家車泊車位及 1 個輕型貨車上落客貨車位。除過夜露營活動營運時間為每天 24 小時營業（包括公眾假期）外，其他設施營運時間為每天上午 9 時正至下午 10 時正（包括公眾假期）。

The applicant seeks planning permission to use the application site (the Site) for proposed temporary place of recreation, sports or culture (hobby farm) and holiday camp with ancillary facilities for a period of 3 years and associated filling of land. The Site of about 6,453m² with a total floor area of about 502.2m², the Site will consist 4 single-storey temporary structures (not more than 4m in height) for agricultural education center, store room, meter room, site office and reception, washroom and changing room uses and 7 caravans (about 2.8m in height) for visitors stay overnight use. Hobby farm area, tent camping area, 17 private car parking spaces, 1 loading/unloading space for light goods vehicle are proposed within the Site. Except the overnight camping activities intend to operate from 24 hours daily (including public holidays), other facilities intend to operate from 9 a.m. to 10 p.m. daily (including public holidays).

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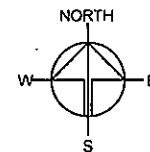
LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,453 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM HEUNG YUEN WAI HIGHWAY VIA
A LOCAL ACCESS

ACCESSIBLE FROM WO KENG SHAN
ROAD VIA A LOCAL ACCESS

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 37, MAN UK
PIN, SHA TAU KOK, NEW
TERRITORIES

SCALE
1 : 4000 @ A4

DRAWN BY	DATE
MN	13.12.2022
REVISED BY	DATE
OL	01.03.2023
APPROVED BY	DATE

DWG. TITLE
LOCATION PLAN

DWG. NO.	VER.
PLAN 1	001

LEGEND

APPLICATION SITE

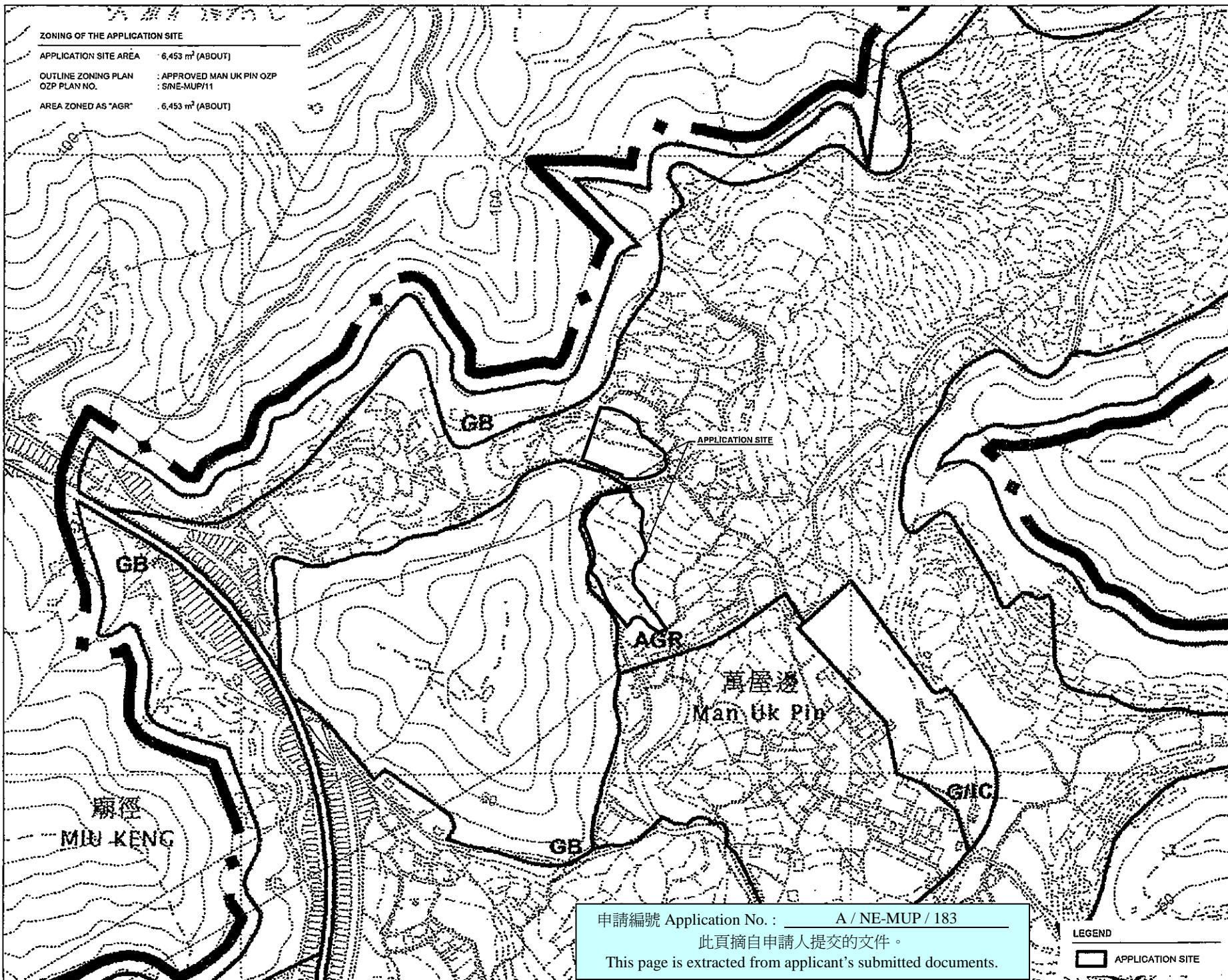
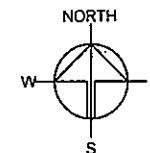
申請編號 Application No. : A / NE-MUP / 183

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This page is extracted from applicant's submitted documents.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,453 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED MAN UK PIN QZP
 OZP PLAN NO. : SINE-MUP/11
 AREA ZONED AS "AGR" : 6,453 m² (ABOUT)



PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

PROJECT
 PROPOSED TEMPORARY PLACE
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 FACILITIES FOR A PERIOD OF 3
 YEARS AND ASSOCIATED FILLING
 OF LAND

SITE LOCATION
 VARIOUS LOTS IN D.D. 37, MAN UK
 PIN, SHA TAU KOK, NEW
 TERRITORIES

SCALE
 1 : 4000 @ A4

DRAWN BY MN	DATE 13.12.2022
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 LOCATION PLAN

DWG. NO. PLAN 2	VER. 001
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LEGEND

APPLICATION SITE

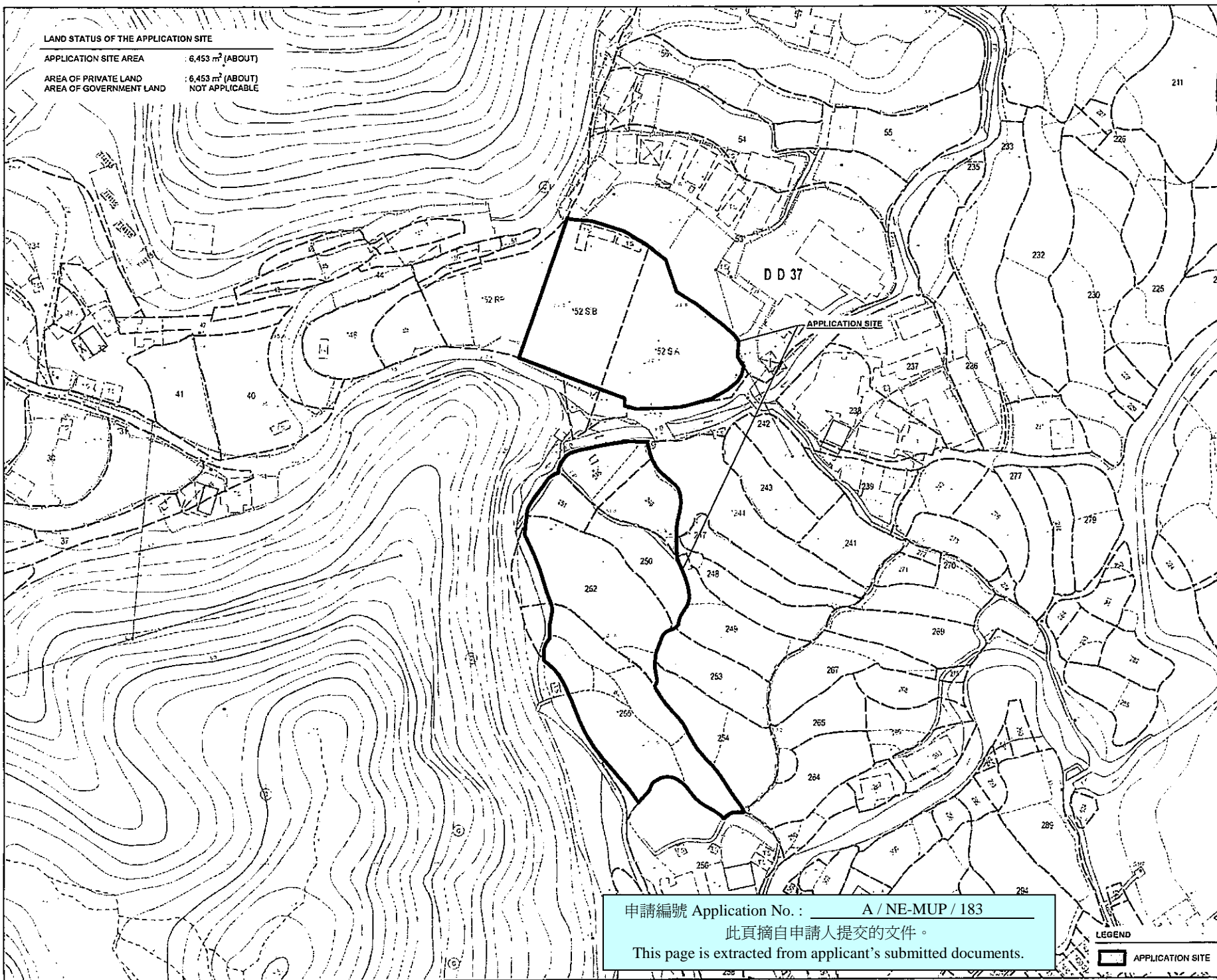
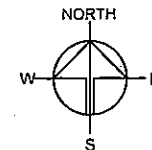
申請編號 Application No. : A / NE-MUP / 183

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LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	6,453 m ² (ABOUT)
AREA OF PRIVATE LAND	6,453 m ² (ABOUT)
AREA OF GOVERNMENT LAND	NOT APPLICABLE



申請編號 Application No. : A / NE-MUP / 183

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LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 37, MAN UK PIN, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY

MN

DATE

13.12.2022

CHECKED BY

OL

DATE

01.03.2023

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG. NO.

PLAN 3

VER.

001

DEVELOPMENT PARAMETERS

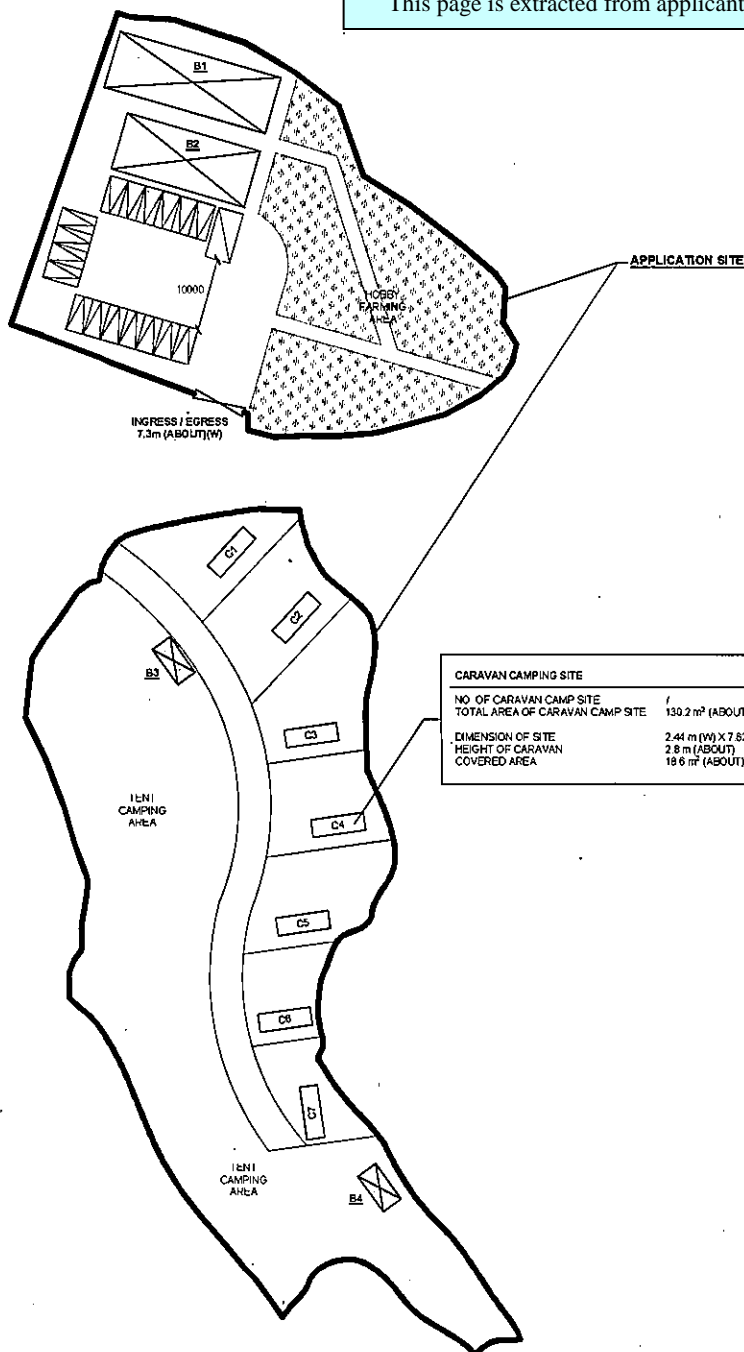
APPLICATION SITE AREA	: 6,453 m ²	(ABOUT)
COVERED AREA	: 502.2 m ²	(ABOUT)
UNCOVERED AREA	: 5,950.8 m ²	(ABOUT)
PLOT RATIO	: 0.08	(ABOUT)
SITE COVERAGE	: 7.8 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 502.2 m ²	(ABOUT)
TOTAL GFA	: 502.2 m ²	(ABOUT)
BUILDING HEIGHT	: 2.8m - 4 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	AGRICULTURAL EDUCATION CENTRE	184 m ² (ABOUT)	184 m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B2	STORE ROOM, METRE ROOM	152 m ² (ABOUT)	152 m ² (ABOUT)	4m (ABOUT)(1-STOREY)
B3	SITE OFFICE AND RECEPTION	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B4	WASHROOM AND CHANGING ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3m (ABOUT)(1-STOREY)
TOTAL		372 m ² (ABOUT)	372 m ² (ABOUT)	

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CARAVAN CAMPING SITE	
NO. OF CARAVAN CAMP SITE	1
TOTAL AREA OF CARAVAN CAMP SITE	130.2 m ² (ABOUT)
DIMENSION OF SITE	2.44 m (W) X 7.82 m (L) (ABOUT)
HEIGHT OF CARAVAN	2.8 m (ABOUT)
COVERED AREA	18.6 m ² (ABOUT) EACH

PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 17
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7m (L) X 3.5m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LAUL SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

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

ADDRESS

VARIOUS LOTS IN D.D. 37, MAN UK PIN, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MIN

DATE

13.12.2022

REVISED BY

MIN

DATE

23.3.2023

TITLE

LAYOUT PLAN

DWG NO.

PLAN 1

VER.

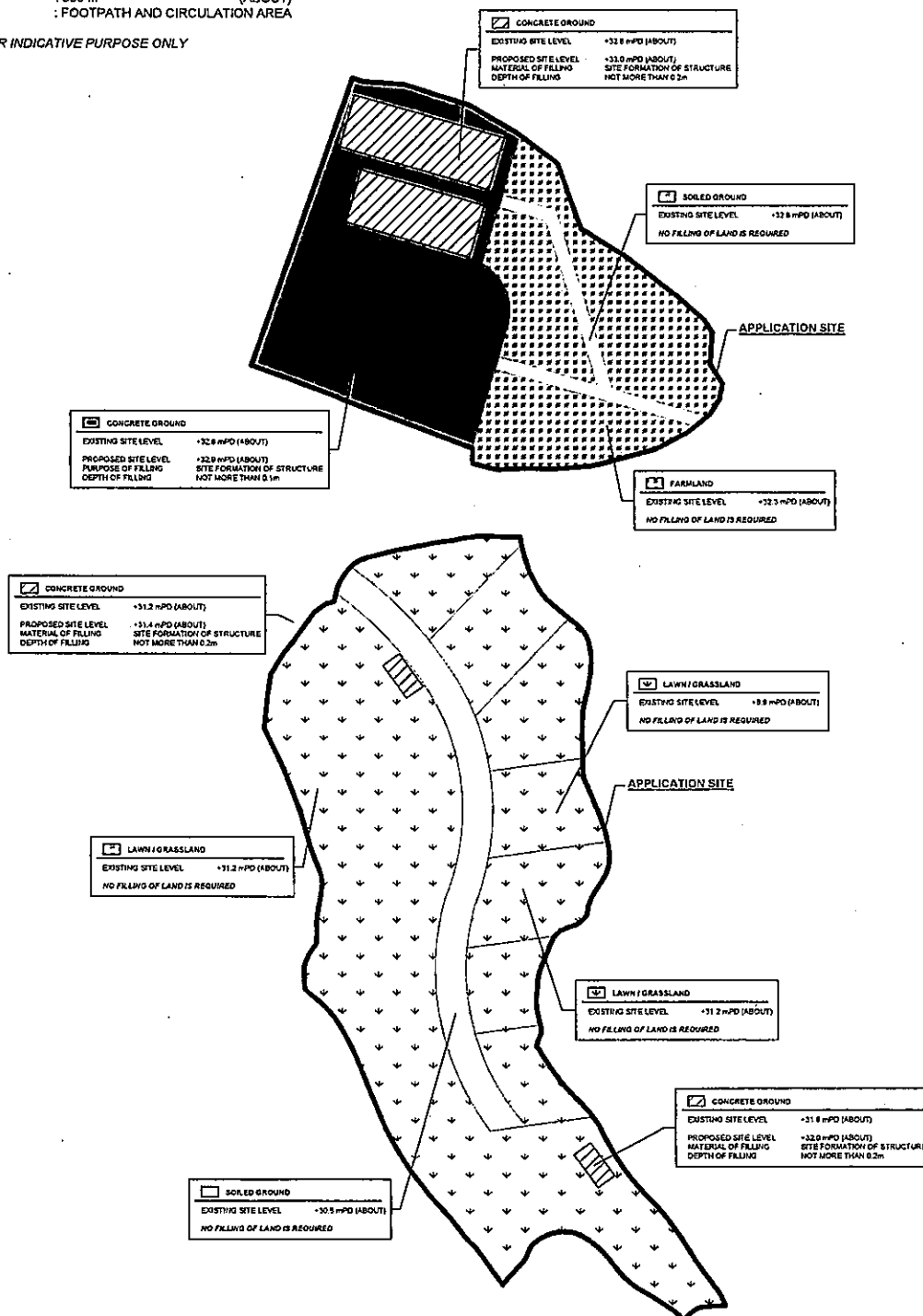
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PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 6,453 m ²	(ABOUT)
LAND FILLING AREA	: 1,472 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	: 3,495 m ²	(ABOUT)
USE	: TENT AND CARAVAN CAMPING AREA	
FARM AREA	: 947 m ²	(ABOUT)
USE	: HOBBY FARMING	
SOILED GROUND AREA	: 539 m ²	(ABOUT)
USE	: FOOTPATH AND CIRCULATION AREA	

*ALL SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY



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LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

ADDRESS

VARIOUS LOTS IN O.D. 37, MAN UK PIN, SHA TAU KOK, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

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13.12.2022

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DATE

01.03.2023

TITLE

FILLING OF LAND

DWG NO.

PLAN 5

VER

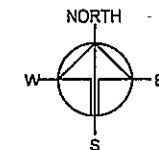
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SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 37, MAN UK PIN, SHA TAU KOK, NEW TERRITORIES

SCALE

1:500 @ A4

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DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG. NO.

PLAN 6

VER.

001

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