

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/TM-SKW/121**
關於申請編號 A/TM-SKW/121 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/TM-SKW/121		
Location/address 位置／地址	Lots 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) and 1393 RP (Part) in D.D. 375 and Adjoining Government Land, So Kwun Wat, Tuen Mun, New Territories 新界屯門掃管笏丈量約份第 375 約地段第 1391 號（部分）、第 1392 號 A 分段（部分）、第 1392 號 B 分段、第 1392 號 C 分段、第 1392 號餘段（部分）及第 1393 號餘段（部分）和毗連政府土地		
Site area 地盤面積	About 約 494 sq. m 平方米 (Includes Government Land of about 包括政府土地 約 5 sq. m 平方米) sq. m 平方米		
Plan 圖則	Draft So Kwun Wat Outline Zoning Plan No. S/TM-SKW/14 掃管笏分區計劃大綱草圖編號 S/TM-SKW/14		
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) for a Period of 3 Years and Excavation of Land 擬議臨時康體文娛場所（休閒農場）（為期 3 年）及挖土工程		
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	Not more than 不多於 54	About 約 0.109
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	3	
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	Not more than 不多於 3.5	m 米
		-	mPD 米(主水平基準上)
		Not more than 不多於 1	Storey(s) 層
Site coverage	About 約 10.93 %		

上蓋面積		
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	1
	Private Car Parking Spaces 私家車車位	1

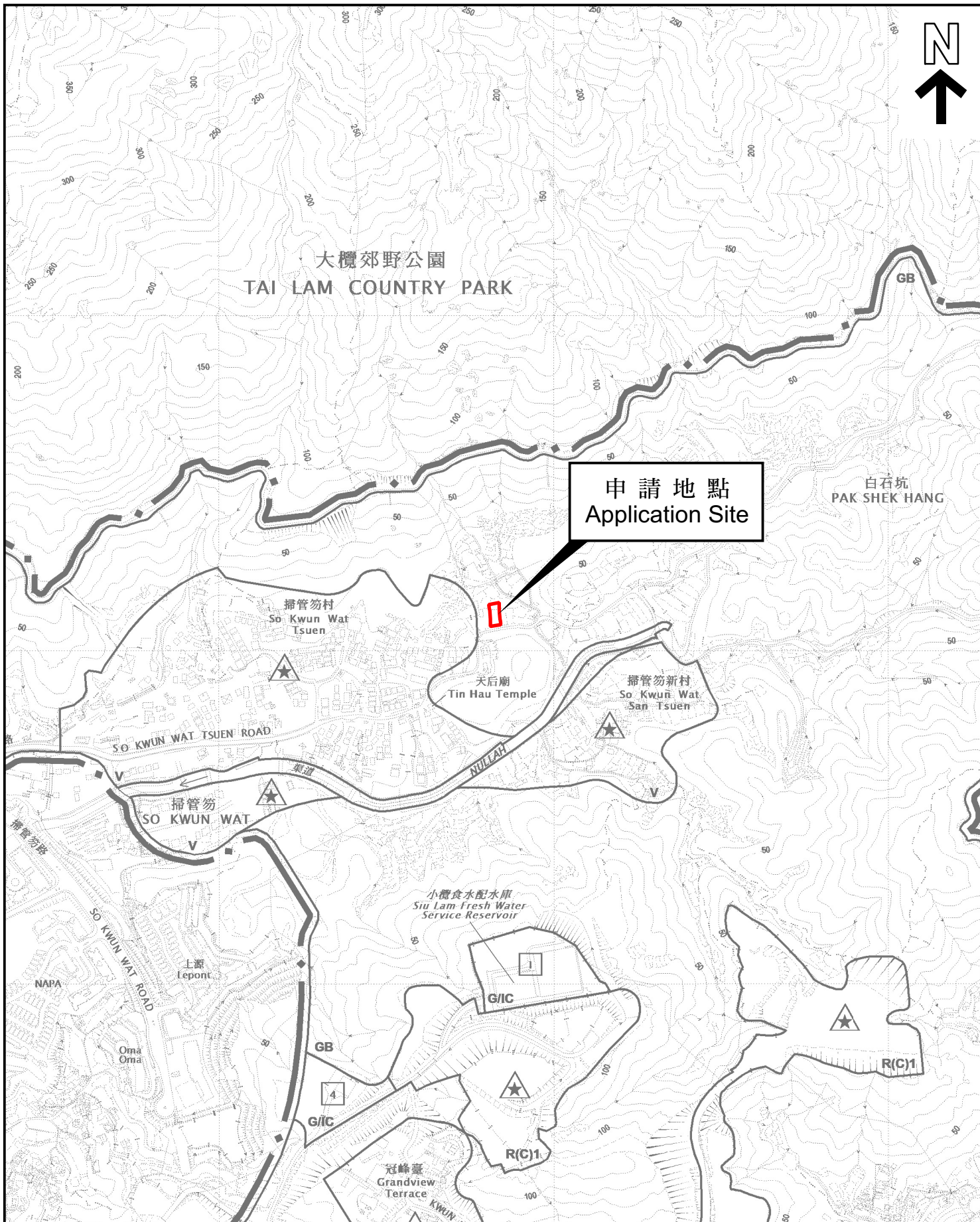
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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>Site Plan 場地平面圖</u>		
<u>Vehicular Access Plan 行車通道圖</u>		
<u>Proposed Drainage Plan 擬議排水設施圖</u>		
<u>Proposed Excavation Plan 擬議挖土工程圖</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>Drainage Proposal 排水建議</u>		
<u>Estimated Traffic Generation 行車量估算</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

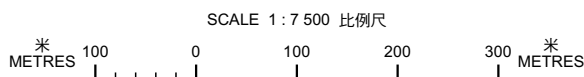
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。



本摘要圖於2023年6月14日擬備，
所根據的資料為於2022年9月30日
展示的分區計劃大綱圖編號 S/TM-SKW/14
EXTRACT PLAN PREPARED ON 14.6.2023
BASED ON OUTLINE ZONING PLAN No.
S/TM-SKW/14 EXHIBITED ON 30.9.2022

位置圖 LOCATION PLAN



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-SKW/121



A/TM-SKW/121

申請編號 Application No. : A/TM-SKW/121

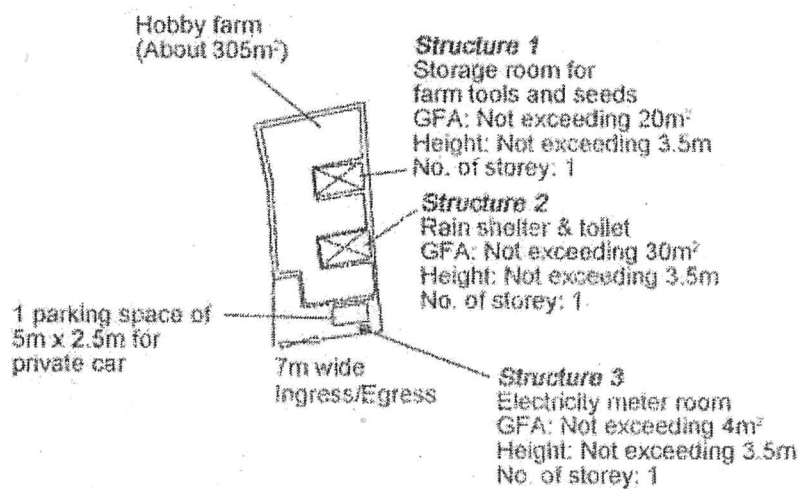
備註 Remarks

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（休閒農場）（為期3年）及挖土工程。申請涉及挖土工程面積約 27 平方米（深度約 0.3 米）。申請地點可經由掃管笏村路連接地區小路到達。地盤面積約 494 平方米。申請地點設有 3 座不高於 3.5 米的臨時構築物用作儲物室、避雨亭及廁所，以及電錶房用途。申請地點擬議提供 1 個私家車車位。申請地點的營運時間為星期一至星期日上午 9 時至下午 7 時，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) for a period of 3 years and excavation of land. The application involves excavation of an area of about 27m² (about 0.3m in depth). The Site is accessible via a local track leading from So Kwun Wat Tsuen Road. The Site area is about 494m². The Site includes 3 temporary structures with building height of not exceeding 3.5m for storage, rain shelter and toilet, as well as electricity meter room uses. 1 private vehicle parking space is proposed on site. The operation hours are from 9 a.m. to 7 p.m. from Mondays to Sundays, including public holidays.

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Project 項目名稱:

Proposed Temporary Place of
Recreation, Sports or Culture (Hobby
Farm) for a Period of 3 Years &
Excavation of Land at Lots 1391 (Part),
1392 S.A (Part), 1392 S.B, 1392 S.C,
1392 RP (Part) & 1393 RP (Part) in
D.D.375 and Adjoining Government
Land, So Kwun Wat, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years & Excavation of Land at Lots 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) & 1393 RP (Part) in D.D.375 and Adjoining Government Land, So Kwun Wat, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Excavation Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

— Proposed excavation of 300mm surface U-channel

Scale 比例:

1:1000