

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,593 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 1,932 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 4,661 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.3	(ABOUT)
SITE COVERAGE	: 29 %	(ABOUT)
NO. OF STRUCTURE	: 14	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,183 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 2,183 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 2.7 m - 6.5 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

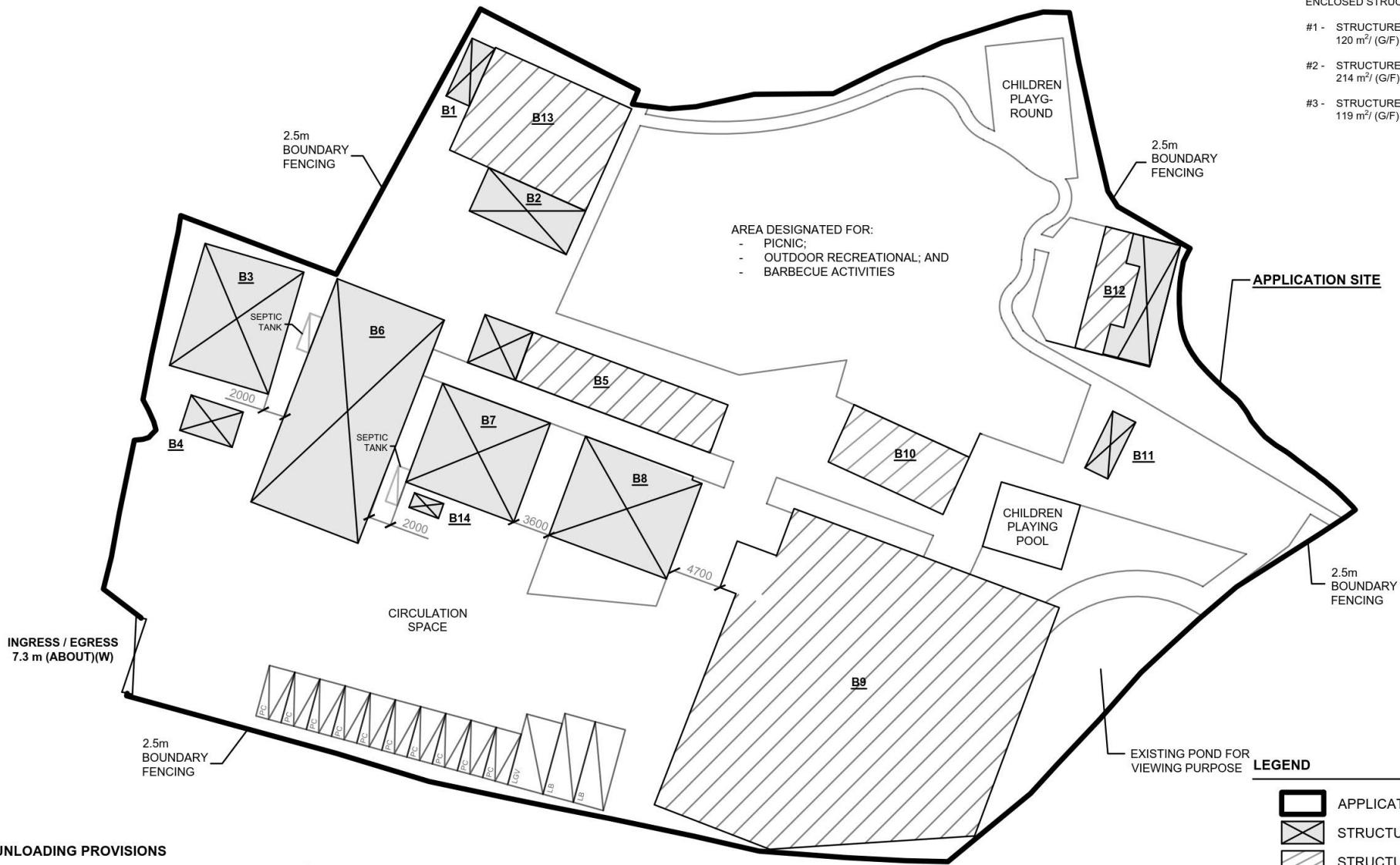
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	AGRICULTURAL TOOLS EXHIBITION CENTRE	15 m <sup>2</sup> (ABOUT)	30 m <sup>2</sup> (ABOUT)	5.2 m (ABOUT)(2-STOREY)
B2	PET GARDEN	46 m <sup>2</sup> (ABOUT)	46 m <sup>2</sup> (ABOUT)	3.6 m (ABOUT)(1-STOREY)
B3	FARMING LECTURE ROOM	120 m <sup>2</sup> (ABOUT)	230 m <sup>2</sup> (ABOUT) <sup>#1</sup>	5.6 m (ABOUT)(2-STOREY)
B4	REFRESHMENT KIOSK	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	2.7 m (ABOUT)(1-STOREY)
B5**	PET GARDEN	122 m <sup>2</sup> (ABOUT)	122 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B6	CHILDREN LEARNING CENTRE	214 m <sup>2</sup> (ABOUT)	229 m <sup>2</sup> (ABOUT) <sup>#2</sup>	5.3 m (ABOUT)(2-STOREY)
B7	CHILDREN LEARNING CENTRE	111 m <sup>2</sup> (ABOUT)	111 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B8	MULTI-FUNCTION ROOM FOR CHILDREN ACTIVITIES	119 m <sup>2</sup> (ABOUT)	230 m <sup>2</sup> (ABOUT) <sup>#3</sup>	6.5 m (ABOUT)(2-STOREY)
B9*	RAIN SHELTER FOR ACTIVITY PLAZA	832 m <sup>2</sup> (ABOUT)	832 m <sup>2</sup> (ABOUT)	5.2 m (ABOUT)(1-STOREY)
B10*	OBSERVATORY VIEWING DECK	73 m <sup>2</sup> (ABOUT)	73 m <sup>2</sup> (ABOUT)	2.8 m (ABOUT)(1-STOREY)
B11	STORAGE OF MISCELLANEOUS GOODS	15 m <sup>2</sup> (ABOUT)	15 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B12**	AGRICULTURAL DEMONSTRATION CENTRE	89 m <sup>2</sup> (ABOUT)	89 m <sup>2</sup> (ABOUT)	3.8 m (ABOUT)(1-STOREY)
B13*	RAIN SHELTER FOR CHILDREN ACTIVITY	153 m <sup>2</sup> (ABOUT)	153 m <sup>2</sup> (ABOUT)	5.2 m (ABOUT)(1-STOREY)
B14	WASHROOM	5 m <sup>2</sup> (ABOUT)	5 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		1,932 m <sup>2</sup> (ABOUT)	2,183 m <sup>2</sup> (ABOUT)	

\*STRUCTURES B9, B10 AND B13 ARE SHED STRUCTURES  
\*\* STRUCTURES B5 AND B12 ARE COMBINED WITH ENCLOSED STRUCTURE AND SHED STRUCTURES

#1 - STRUCTURE B3 GFA CALCULATION:  
120 m<sup>2</sup> (G/F) + 110 m<sup>2</sup> (1/F) = 230 m<sup>2</sup> (ABOUT)

#2 - STRUCTURE B6 GFA CALCULATION:  
214 m<sup>2</sup> (G/F) + 15 m<sup>2</sup> (1/F) = 229 m<sup>2</sup> (ABOUT)

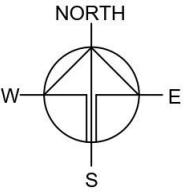
#3 - STRUCTURE B8 GFA CALCULATION:  
119 m<sup>2</sup> (G/F) + 111 m<sup>2</sup> (1/F) = 230 m<sup>2</sup> (ABOUT)



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR LIGHT BUS	: 2
DIMENSION OF L/UL SPACE	: 8 m (L) x 3 m (W)

LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (SHED STRUCTURE)
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	LOADING / UNLOADING SPACE (LB)
	INGRESS / EGRESS
	SEPTIC TANK



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE AND BARBECUE SITE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 111 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY	DATE
MN	2.10.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.	VER.
PLAN 1	001

(摘錄自申請人於 2.6.2025 呈交的進一步資料)  
(Extract from Applicant's Further Information Submitted on 2.6.2025)

參考編號  
REFERENCE No.  
A/YL-PH/1037

繪圖  
DRAWING  
A - 1

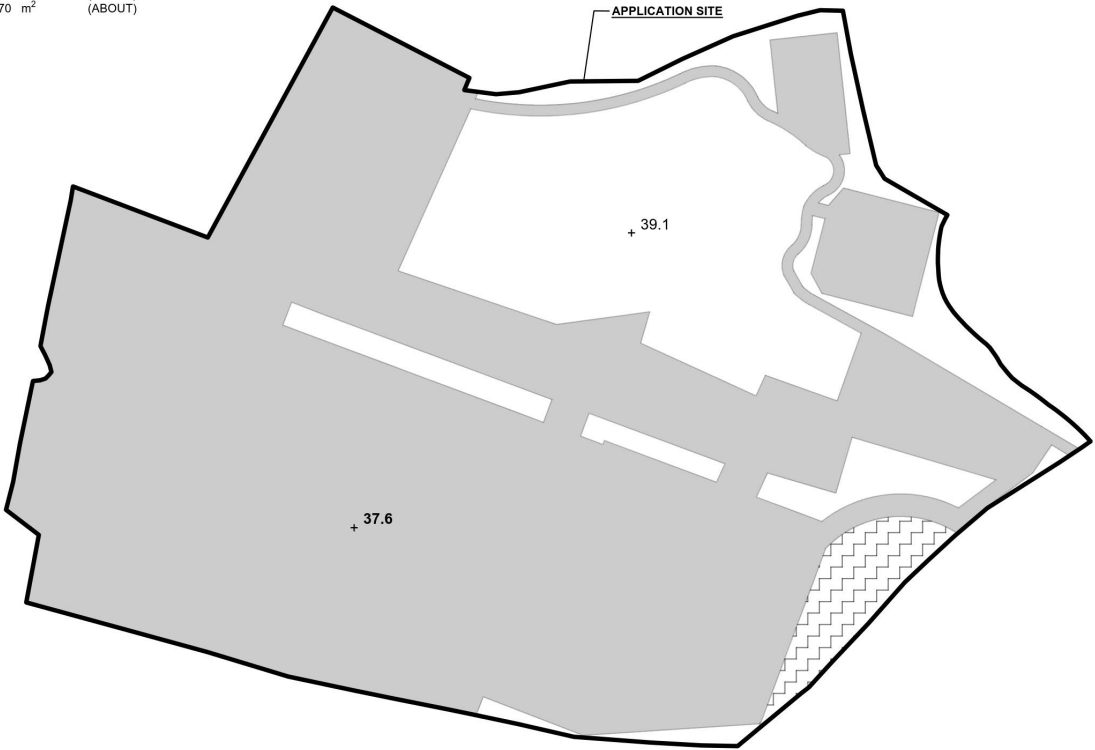
FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 6,593 m <sup>2</sup>	(ABOUT)
EXISTING FILLED AREA	: 4,773 m <sup>2</sup>	(ABOUT)
MATERIAL OF FILLING	: CONCRETE	
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURE CIRCULATION SPACE, FOOT PATH VEHICLE MANOEUVERING SPACE	
DEPTH OF FILLING	: NOT MORE THAN 0.2 m	

THE SITE HAS ALREADY BEEN FILLED. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE AFTER PLANNING APPROVAL HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.

REMAINING AREA OF THE APPLICATION SITE

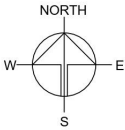
EXISTING LAWN / LANDSCAPING AREA	: 1,650 m <sup>2</sup>	(ABOUT)
EXISTING POND FOR VIEWING PURPOSE	: 170 m <sup>2</sup>	(ABOUT)



SITE LEVELS ARE FOR REFERENCE ONLY.

LEGEND

	APPLICATION SITE
	EXISTING HARD-PAVED AREA
	EXISTING POND
	EXISTING SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE AND BARBECUE SITE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 111 AND ADJOINING GOVERNMENT LAND, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE

1:700 @ A1

DRAWN BY	DATE
MN	30.9.2024

REVISED BY	DATE

APPROVED BY	DATE

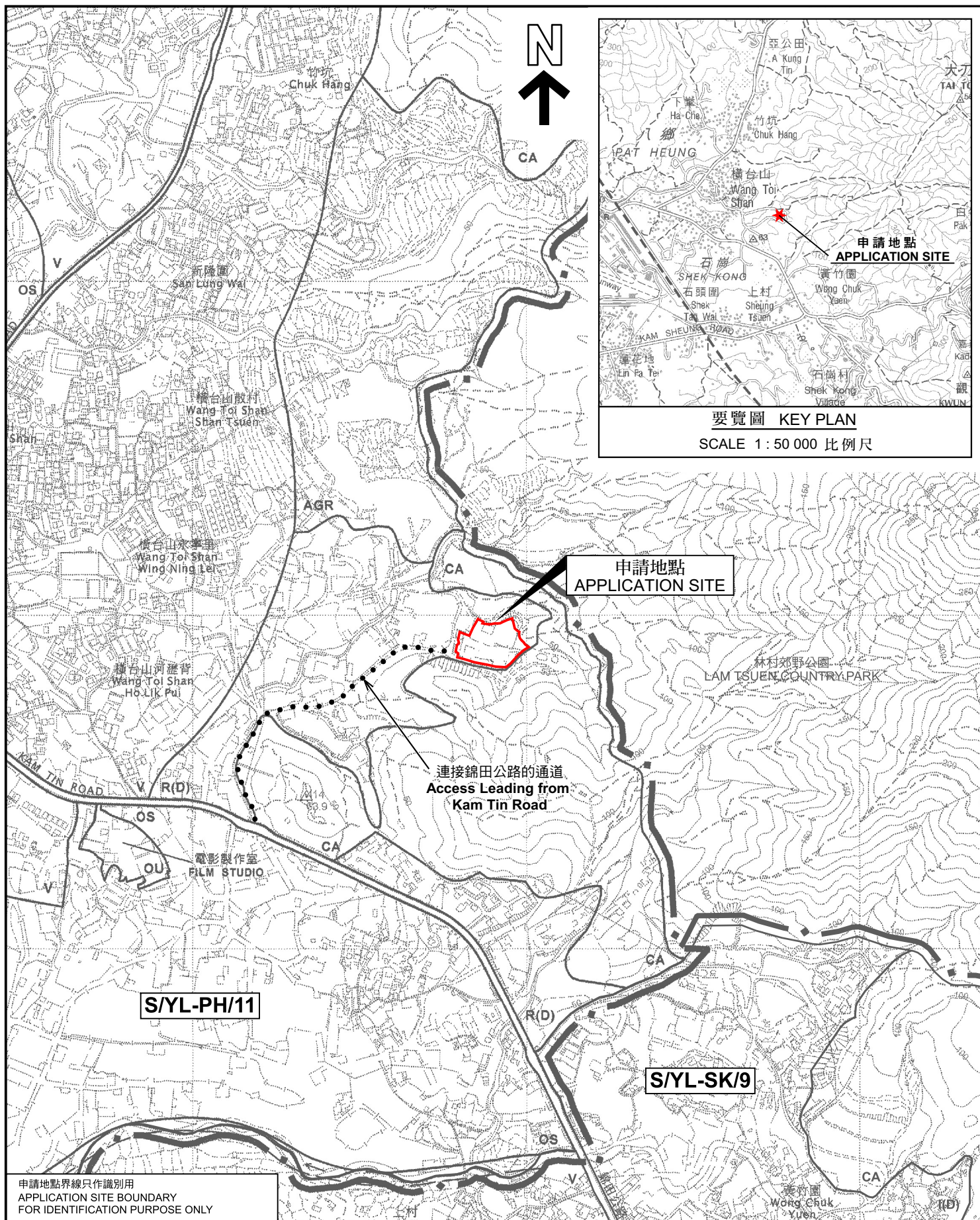
DWG. TITLE  
FILLING OF LAND

DWG NO.	VER.
PLAN 6	001

(摘錄自申請人於 11. 11. 2024 呈交的申請書)  
(Extract from Applicant's  
Submission of 11.11.2024)

參考編號  
REFERENCE No.  
AYL-PH/1037

繪圖  
DRAWING  
A - 2



### 位置圖 LOCATION PLAN

臨時康體文娛場所及燒烤場連附屬設施(為期3年)以及相關填土工程  
 新界元朗八鄉丈量約份第111約地段第3037號餘段(部分)、  
 第3039號及第3040號(部分)和毗連政府土地  
 TEMPORARY PLACE OF RECREATION, SPORTS  
 OR CULTURE AND BARBECUE SITE WITH ANCILLARY FACILITIES  
 FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND  
 LOTS 3037 RP (PART), 3039 AND 3040 (PART) IN D.D. 111 AND ADJOINING  
 GOVERNMENT LAND, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE 1 : 7 500 比例尺  
 米 100 0 100 200 300 米  
 METRES

規劃署  
 PLANNING  
 DEPARTMENT



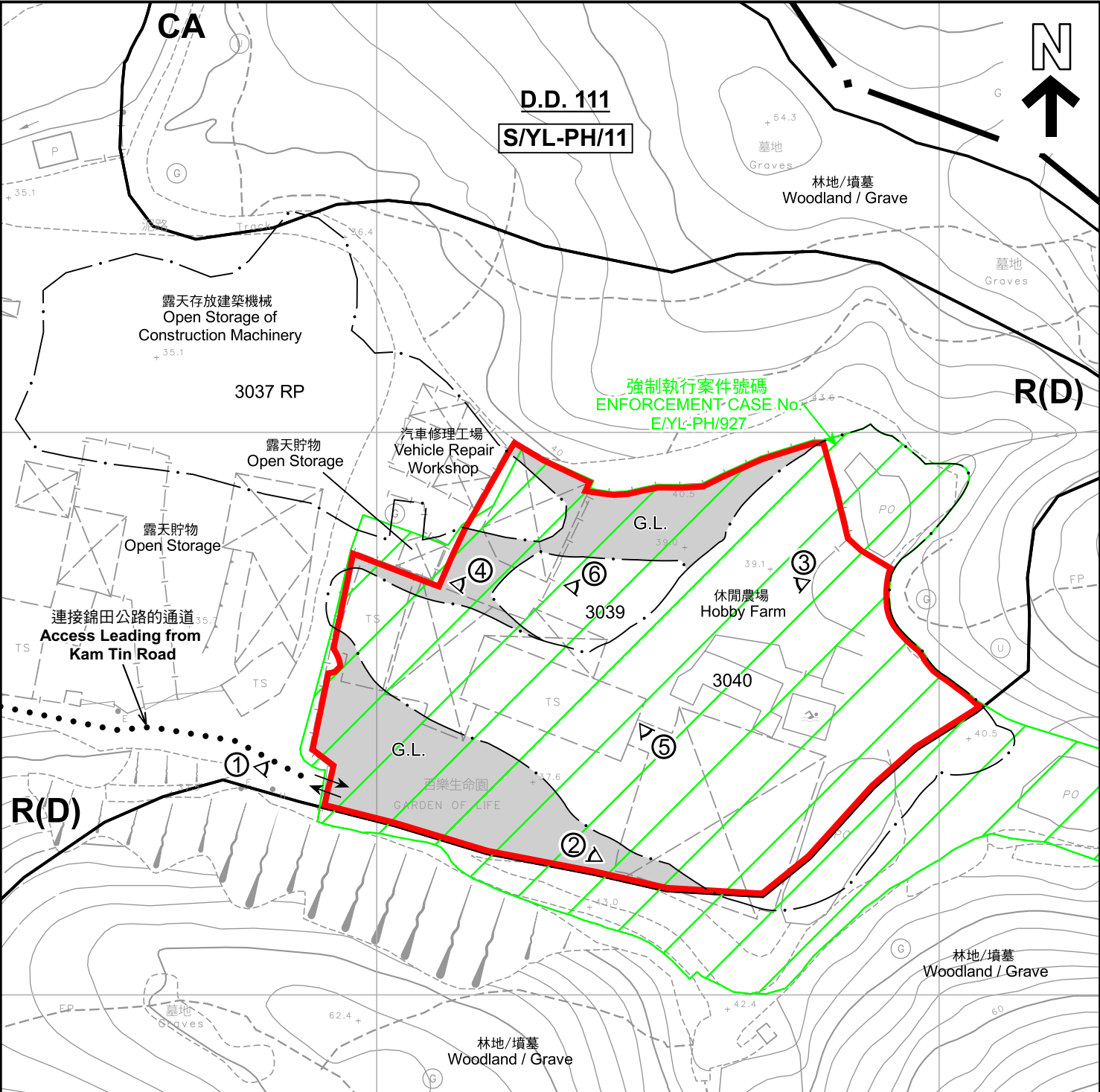
參考編號  
 REFERENCE No.  
 A/YL-PH/1037

圖 PLAN  
 A-1a

申請地點界線只作識別用  
 APPLICATION SITE BOUNDARY  
 FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年5月20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/YL-PH/11  
 EXTRACT PLAN PREPARED ON 20.5.2025  
 BASED ON OUTLINE ZONING PLAN No.  
 S/YL-PH/11 APPROVED ON 17.10.2006





註釋 Notes :

2024年11月19日勘測的土地用途  
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 19.11.2024

**圖例 LEGEND**

- 申請地點(界線只作識別用)  
APPLICATION SITE  
(BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY)
- R(D)** 住宅(丁類)  
RESIDENTIAL (GROUP D)
- CA** 自然保育區  
CONSERVATION AREA
- G.L.** 政府土地  
GOVERNMENT LAND
- 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO
- 入口/出口  
INGRESS / EGRESS

本摘要圖於2025年5月21日擬備，  
所根據的資料為測量圖編號  
6-NE-14B 及 15A  
EXTRACT PLAN PREPARED ON 21.5.2025  
BASED ON SURVEY SHEETS No.  
6-NE-14B & 15A

**平面圖 SITE PLAN**

臨時康體文娛場所及燒烤場連附屬設施(為期3年)以及相關填土工程  
新界元朗八鄉丈量約份第111約地段第3037號餘段(部分)、  
第3039號及第3040號(部分)和毗連政府土地  
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OR CULTURE AND BARBECUE SITE WITH ANCILLARY FACILITIES  
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GOVERNMENT LAND, PAT HEUNG, YUEN LONG, NEW TERRITORIES

SCALE 1 : 1 000 比例尺

米 20 0 20 40 米  
METRES

**規劃署  
PLANNING  
DEPARTMENT**

參考編號  
REFERENCE No.  
A/YL-PH/1037

**圖 PLAN**

A-2

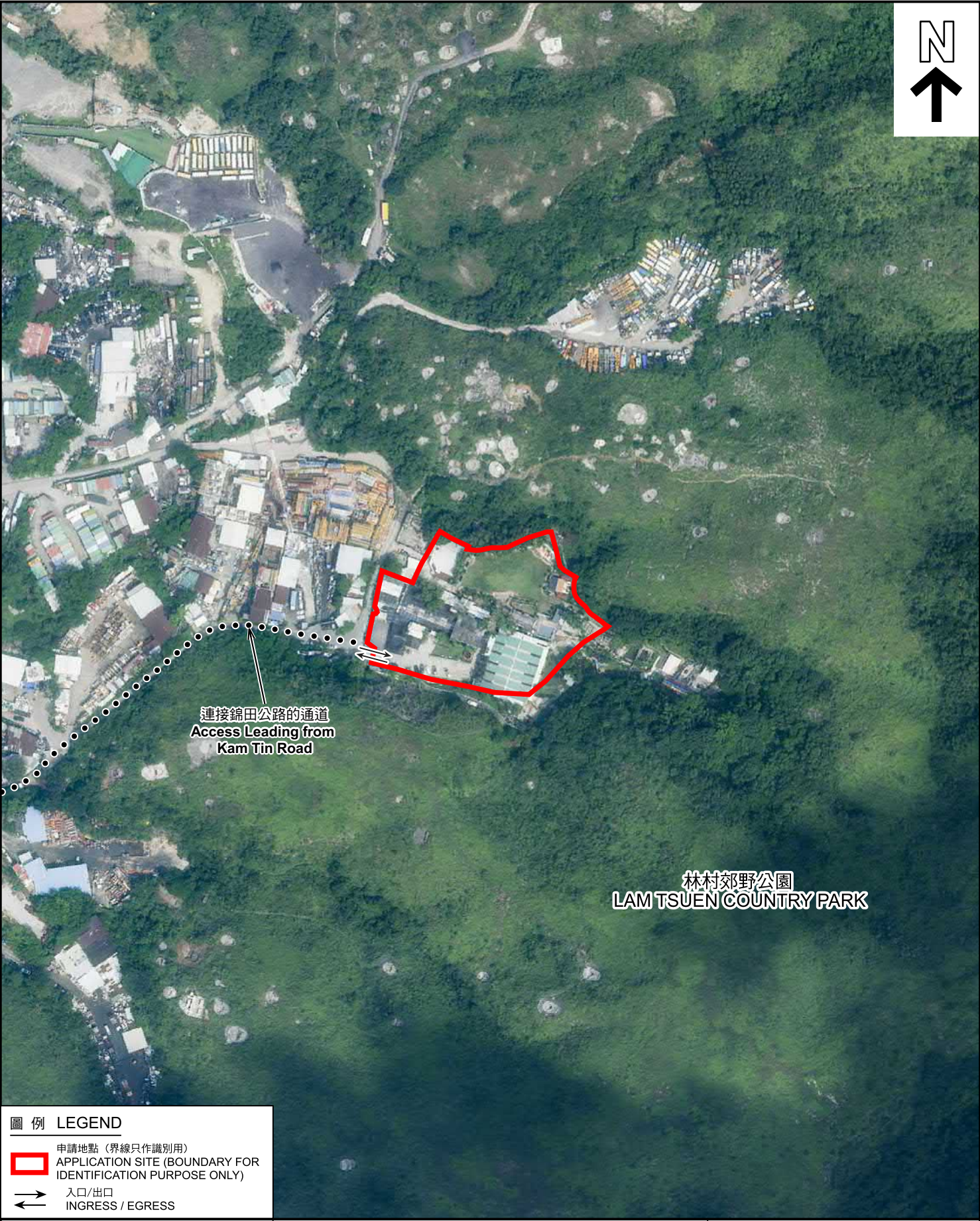


圖 例 LEGEND



申請地點 (界線只作識別用)  
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)



入口/出口  
INGRESS / EGRESS

本摘要圖於2025年5月20日擬備，  
所根據的資料為地政總署於2023年10月5日  
拍得的航攝照片編號E209487C

EXTRACT PLAN PREPARED ON 20.5.2025  
BASED ON AERIAL PHOTO No.  
E209487C TAKEN ON 5.10.2023  
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

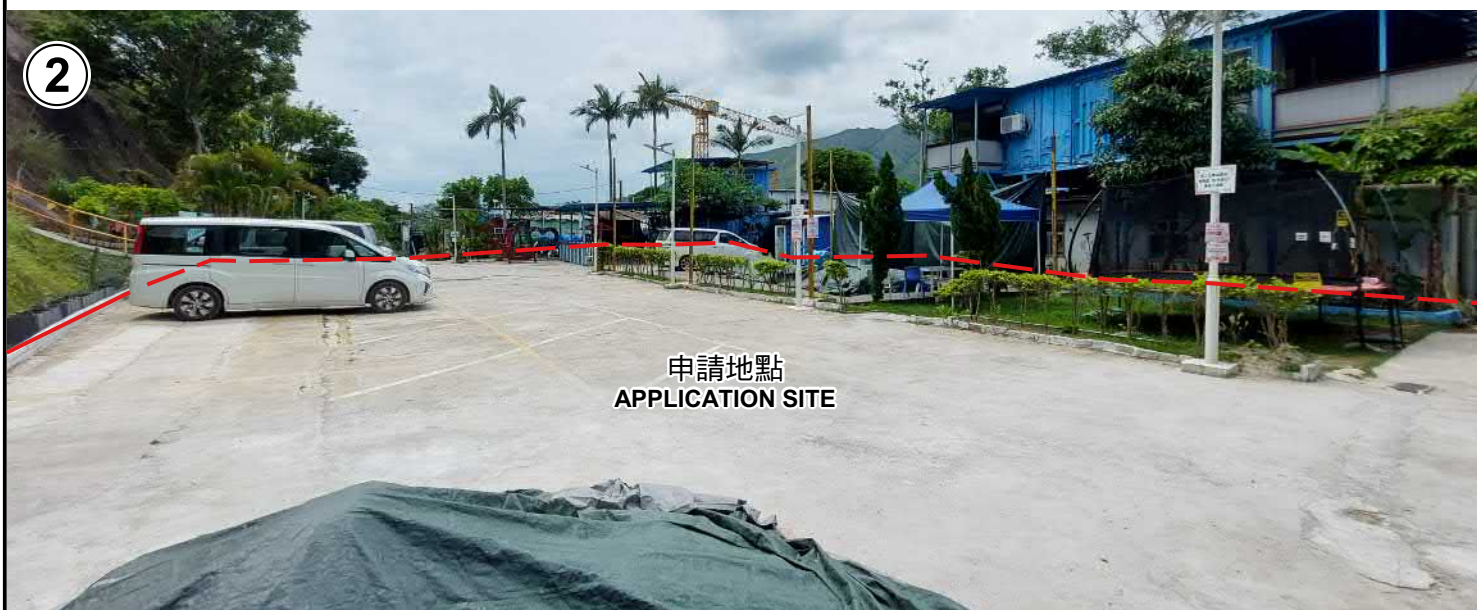
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規 劃 署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-PH/1037

圖 PLAN  
A-3



申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2025年5月21日擬備，所根據的資料為攝於2025年5月16日的實地照片  
PLAN PREPARED ON 21.5.2025  
BASED ON SITE PHOTOS  
TAKEN ON 16.5.2025

臨時康體文娛場所及燒烤場連附屬設施(為期3年)以及相關填土工程  
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規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-PH/1037

圖 PLAN  
A-4a



申請地點  
APPLICATION SITE



申請地點  
APPLICATION SITE



申請地點  
APPLICATION SITE

申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

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規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/YL-PH/1037

圖 PLAN  
A-4b