LIST OF APPENDICES

Appendix I Drainage proposal accepted under previous application

Appendix II Fire service installations proposal

Appendix III Run-in/out and pedestrian crossing proposals accepted under

previous application

Appendix IV Estimated trip generation/attraction



Appendix I

Drainage proposal accepted under previous application No. A/NE-TK/678



規劃署

少田、大埔及北區規劃處 香港新界沙田上禾爺路一號 沙田政府合署 十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District Planning Office Rooms 1301-1314, 13/1(... Shatin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T., Hong Kong,

By Post & Fax (2323 3662)

(1 page + attachment)

7 December 2022

來函檔號

Your Reference DD17 Lot 605 & VL

本習檔號

Our Reference TPB/A/NE-TK/678

電話光碼

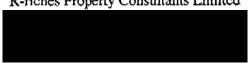
Tel. No.:

2158 6220

傳真機號碼 Fax No.:

2691 2806

R-riches Property Consultants Limited



Dear Sir/Madam,

Compliance with Approval Condition (d)

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Canteen for a Period of 5 Years and Partial Filling of Land Various Lots in D.D. 17 and Adjoining Government Land, Ting Kok Road, Tai Po

(Application No. A/NE-TK/678)

I refer to your submission received by our office on 4.11.2022 for compliance with approval condition (d), i.e. "the submission of a revised drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB" of the captioned planning application.

The Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) has been consulted and advised that your submission is acceptable. As such, approval condition (d) as stated in the approval letter (Ref. TPB/A/NE-TK/678) dated 4.12.2020 has been complied with. Detailed comments from the CE/MN, DSD are attached at Appendix I for your information.

Should you have any queries on the implementation of the revised drainage proposal, please contact Ms. Karen HO (Tel: 2300 1364) of Drainage Services Department. Should you have any other queries, please contact Ms. Aileen CHENG (Tel: 2158 6018) of this Office.

Yours faithfully,

(Margáret CHAN) for Director of Planning

c.c.

CE/MN, DSD

(Attn.: Ms. Karen HO)

(Fax No. 2770 4761)

DLO/TP, LandsD

(Attn.: Mr. Nicky HUI)

(Fax No. 2650 9896)

Internal

CTP/TPB(1)

Site Record

MC/HL/AC/KL/kl

我們的理想 - 「遴遢規劃工作,使香港成為世界知名的國際都市。」 Our Vision - "We plan to make Hong Kong an international city of world prominence."



Appendix I

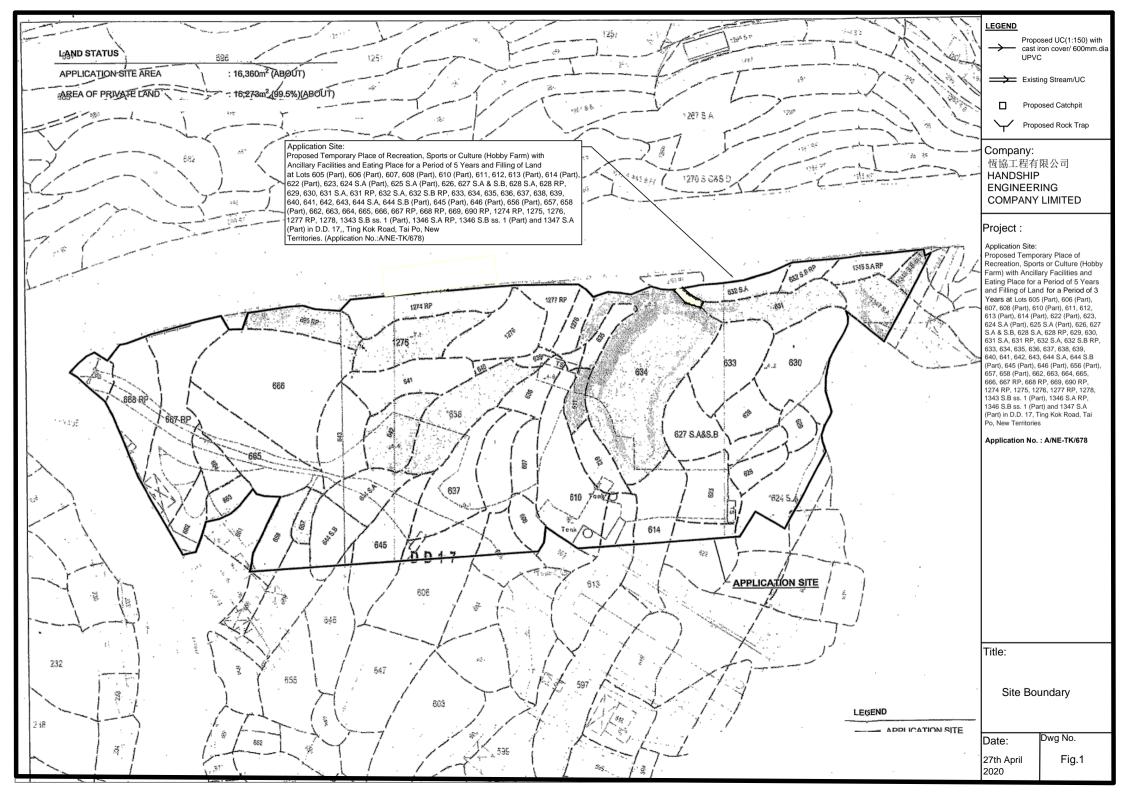
<u>Application No. A/NE-TK/678</u> Compliance with approval condition (d)

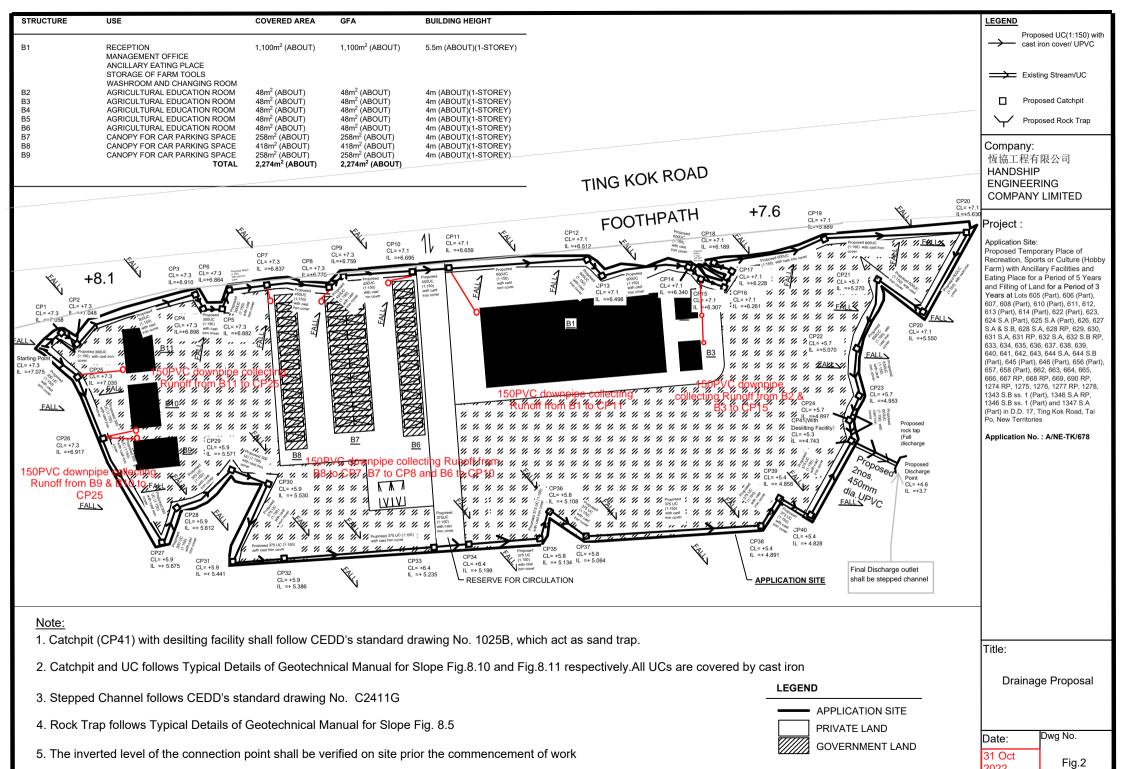
Comments from the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

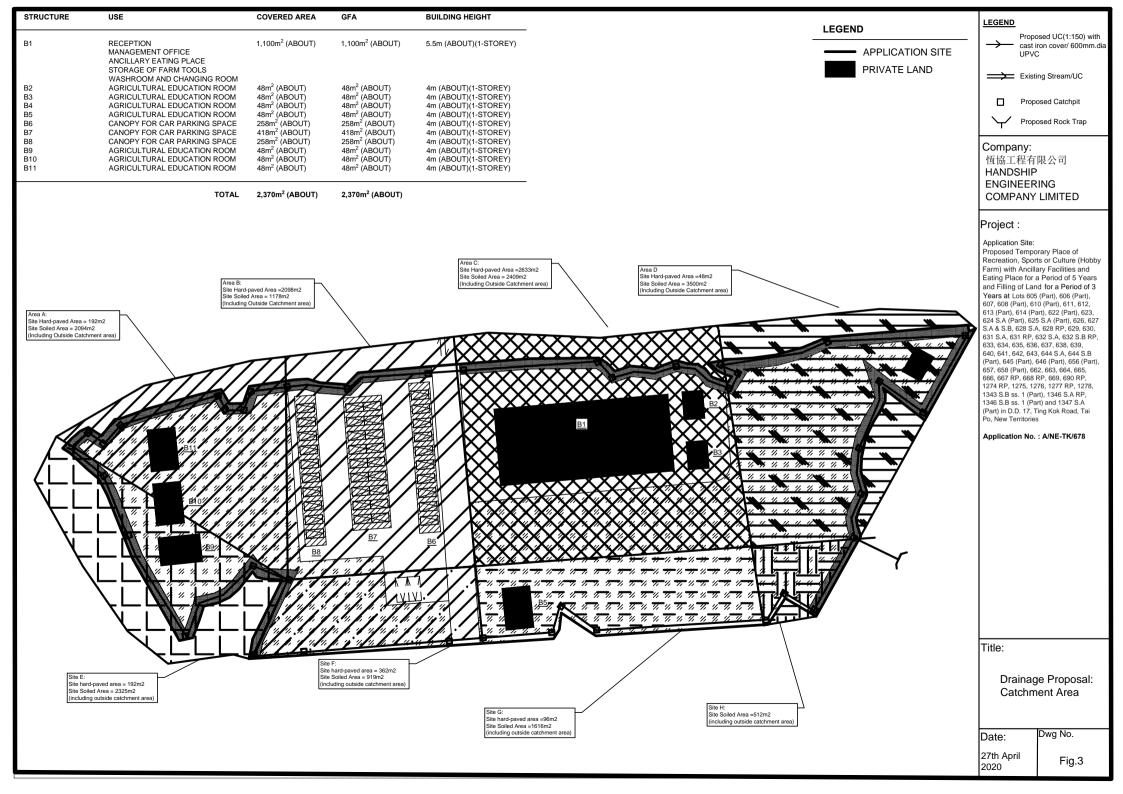
Contact: Ms. Karen HO (Tel: 2300 1364)

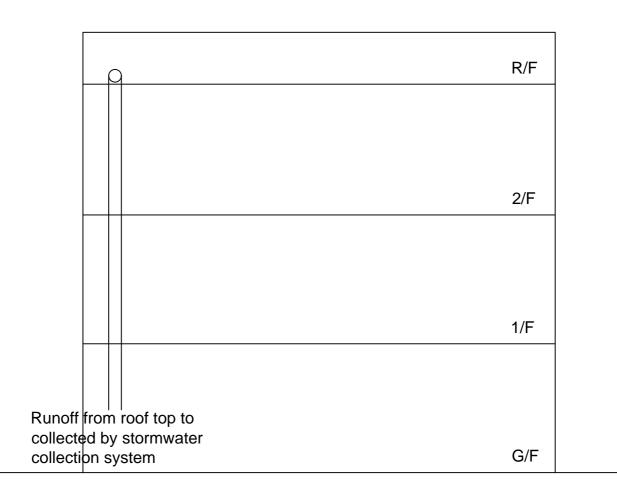
The applicant is reminded of the following general comments/requirements:

- (a) the existing stepped channel for discharge of the runoff from the subject site are <u>not</u> maintained by DSD. Consent from the owner/maintenance party, current users and District Officer/Tai Po (DO/TP) should be sought for the proposed drainage connections. Moreover, regular maintenance should be carried out by the lot owner/developer to avoid blockage of drain;
- (b) the proposed drainage works, whether within or outside the project boundary, should be constructed and maintained by the applicant at his expense;
- (c) the applicant is required to rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system;
- (d) for works to be undertaken outside the project boundary, prior consent and agreement from District Lands Officer/Tai Po (DLO/TP), DO/TP and/or relevant parties should be sought;
- (e) the applicant should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the project. In the event of any damage to the existing drainage facilities, the applicant would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom; and
- (f) the applicant should also be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his project and all upstream catchments.









Typical Details of Downpipe

· PESIGN RETURN PERIOD = 50 YEARS

-According to Table 3a of 5014, 2018.

a= 451.3; b= 2.46; c= 0.337

- According to SECTION 4.3.2 of 5014, 2018 $\lambda = \frac{a}{(td+b)} c.$

Duration in minutes is taken as 6 mins

 $\lambda = \frac{451.3}{(6 + 0.46)^{0.337}} = 220 \text{ min/hr}$

According to Table 28 of SBM, 2018 rainfall increase = 10.4%

therefore, i= 220 × (1+10.4%) = 243 min/hr.

THEREFORE, i= 243 min/hr

For conservative design, 250 min/hr is taken.

According to SECTION 9.3 of SDM, 2018
Reduction area is reduced 10%

Also, Total Peak runoff = FLOW AREA

Therefore, total Peak run off will divided by (1-10%)

Company:

Handship Engineering Company Limited POPOSED TEMP.PLACE OF RECREATION(HOBBY FARM) WITH ANCILLARY FACILITIES AND ANCILLARY EATING PLACE Project:

in DD17 Lots 605 (Part) and various lots (Application No.: A/NE-TK/678)

Date: 24/5/2021

Calculation for channels:

Catchment Area of site A

Site Catchment Area including outside catchment area

Hard-paved area	=	192	m^2								
	=	0.000192	km^2								
Total Peak runoff in m ³ /s	=	0.278	X	0	1.95	X	250	mm/hr	X	0.000192	km^2
	=	0.0126768	m^3/s								
	=	761	liter/min								
Soil-paved area	=	2094	m^2								
	=	0.002094	km^2								
Total Peak runoff in m ³ /s	=	0.278	X	0).25	X	250	mm/hr	X	0.002094	km^2
	=	0.03638325	m^3/s								
F (1D 1 CC	=	2183	liter/min			2011	11. /				
Total Peak runoff	=	0.04906005	m^3/s	=		2944	liter/m	ın			

Catchment Area of site B

Site Catchment Area including outside catchment area

Hard-paved area	=	2098	m^2					
	=	0.002098	km^2					
Total Peak runoff in m ³ /s	=	0.278	X	0.95	X	250	mm/hr	x 0.002098 km^2
	=	0.13852045	m^3/s					
	=	8311	liter/min					
Soil-paved area	=	1178	m^2					
	=	0.001178	km^2					
Total Peak runoff in m^3/s	=	0.278	X	0.25	X	250	mm/hr	x 0.001178 km ²
	=	0.02046775	m^3/s					
	=	1228	liter/min					
Total Peak runoff	=	0.1589882	m^3/s	=	9539	liter/m	iin	

Catchment Area of site C

Total Peak runoff

Site Catchment Area including outside catchment area

Hard-paved area	=	2633	m^2							
	=	0.002633	km^2							
Total Peak runoff in m^3/s	=	0.278	X	0.95	X	250	mm/hr	Х	0.002633	km^2
	=	0.173843825	m^3/s							
	=	10431	liter/min							
Soil-paved area	=	2409	m^2							
•	=	0.002409	km^2							
Total Peak runoff in m^3/s	=	0.278	X	0.25	Х	250	mm/hr	Х	0.002409	km^2
	=	0.041856375	m^3/s							
	=	2511	liter/min							
Total Peak runoff	=	0.2157002	m^3/s	=	12942	liter/mi	n			
Catchment Area of site D										
Site Catchment Area including outside of	eatchment area									
Site Catelinient Area meruding outside C	atemment area	ı								
Hard-paved area	=	48	m^2							
Tara-pavea area	=	0.000048	km^2							
Total Peak runoff in m^3/s	=	0.278	X	0.95	Х	250	mm/hr	v	0.000048	km^2
Total Teak fulloff in in 5/3	=	0.0031692	m^3/s	0.75	Λ	230	111111/111	Λ	0.0000	KIII Z
	=	190	liter/min							
Sail payed area		3500	m^2							
Soil-paved area	=	0.0035	km^2							
Total Peak runoff in m^3/s	=	0.0033		0.25	37	250	mm/hr	11	0.0035	km^2
Total reak fulloff ill III '5/8	=		X	0.23	X	230	шшилш	X	0.0055	KIII''Z
	=	0.0608125	m^3/s							
	=	3649	liter/min							

3839 liter/min

0.0639817

m^3/s

Catchment Area of site E

Site Catchment Area including outside catchment area

Soil-paved area	=	2325	m^2					
	=	0.002325	km^2					
Total Peak runoff in m ³ /s	=	0.278	X	0.25	X	250	mm/hr	x 0.002325 km ²
	=	0.040396875	m^3/s					
	=	2424	liter/min					
Hard-paved area	=	192	m^2					
	=	0.000192	km^2					
Total Peak runoff in m ³ /s	=	0.278	X	0.95	X	250	mm/hr	x 0.000192 km^2
	=	0.0126768	m^3/s					
	=	761	liter/min					
Total Peak runoff	=	0.053073675	m^3/s	=	3184	liter/m	iin	
Total Peak runoil	=	0.033073073	m^3/\$	=	3184	mer/m	1111	

Catchment Area of site F

Site Catchment Area including outside catchment area

Hard-paved area	=	362	m^2
	=	0.000362	km^2
Total Peak runoff in m ³ /s	=	0.278	X
	=	0.02390105	m^3/s
	=	1434	liter/min
Soil-paved area	=	919	m^2
T-4-1 D1ff : A2/-	=	0.000919 0.278	km^2
Total Peak runoff in m ³ /s	=	0.278	x m^3/s
	_	958	liter/min
Total Peak runoff	=	0.039868675	m^3/s

Catchment Area of site G

Site Catchment Area including outside catchment area

Hard-paved area	=	96	m^2
	=	0.000096	km^2
Total Peak runoff in m ³ /s	=	0.278	X
	=	0.0063384	m^3/s
	=	380	liter/min
Soil-paved area	=	1616	m^2
	=	0.001616	km^2
Total Peak runoff in m ³ /s	=	0.278	X
	=	0.028078	m^3/s
T 15 1 00	=	1685	liter/min
Total Peak runoff	=	0.0344164	m^3/s

Catchment Area of site H

Site Catchment Area including outside catchment area

Soil-paved area	=	512	m^2
	=	0.000512	km^2
Total Peak runoff in m^3/s	=	0.278	X
	=	0.008896	m^3/s
	=	534	liter/mir

0.95	X	250	mm/hr	Х	0.000362	km^2
0.25	X	250	mm/hr	Х	0.000919	km^2
=	2392	liter/n	nin			

0.95	Х	250	mm/hr	Х	0.000096	km^2
0.25	Х	250	mm/hr	Х	0.001616	km^2
=	2065	liter/m	in			

250 mm/hr x 0.000512 km^2

0.25 x

Summary Table of Total Peak runoff

	Total Peak runoff in liter/min		According to (Figure 8.7 - Chart for the Rapid Design of Channels),
Catchment Area of site A	2943.6		For gradient 1:150, 300UC is suitable for site
Catchment Area of site A+B	12482.9		For gradient 1:150, 450UC is suitable for site
Catchment Area of site A+B+C	25424.9		For gradient 1:150, 600UC is suitable for site
Catchment Area of site A+B+C+D	29263.8		For gradient 1:150, 600UC is suitable for site
Catchment Area of site E	3184.4	3538.2	For gradient 1:150, 300UC is suitable for site
Catchment Area of site E+F	5576.5	6196.2	For gradient 1:150, 375UC is suitable for site
Catchment Area of site E+F+G	7641.5		For gradient 1:150, 375UC is suitable for site
Catchment Area of site E+F+G+H	8175.3	9083.7	For gradient 1:150,375UC is suitable for site
Catachment Area of whole Site	41599.0	l NA	(Referred to next part) For gradient 1:150, 2nos. 450mm dia
			concrete pipe is suitable for site

Check 2 nos. proposed 450mm dia concrete pipe by Colebrook-White Equation

$$V = -\sqrt{(8gDs)} \log(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}})$$

where : V	=			mean ve	elocity (m/s)					
g	=	9.81	m/s2		ional acceleration (m/s2)					
D	=	0.45	m	internal pipe diameter (m)						
ks	=	0.00015	m	hydraulic pipeline roughness (m) (Table 5, from DSD Sewerage Management of the following sewerage Management of the following sewerage Management of the following sewerage (m) (Table 5, from DSD Sewerage Management of the following sewerage Management of the following sewerage (m) (Table 5, from DSD Sewerage Management of the following sewerage (m)) (Table 5, from DSD Sewerage Management of the following sewerage (m)) (Table 5, from DSD Sewerage Management of the following sewerage (m)) (Table 5) (Tab				D Sewerage Manual, concrete pipe)		
V	=	1.14E-06	m2/s	kinematic viscosity of fluid (m2/s)						
S	=	0.015		hydrauli	c gradient					
Cross section of pipe	=	0.159043128	m2							
Reduction flow area	=	0.143138815	m2	(Accord	ing to Section 9.3 of SDN	Л,2018)				
Flow area	=	0.286277631								
Therefore, design V of pipe capacity	=	2.8883	m/s	>	Design velocity from catchment area	= 0.693317 = 2.421833		0.286277631 ===>0.K.		

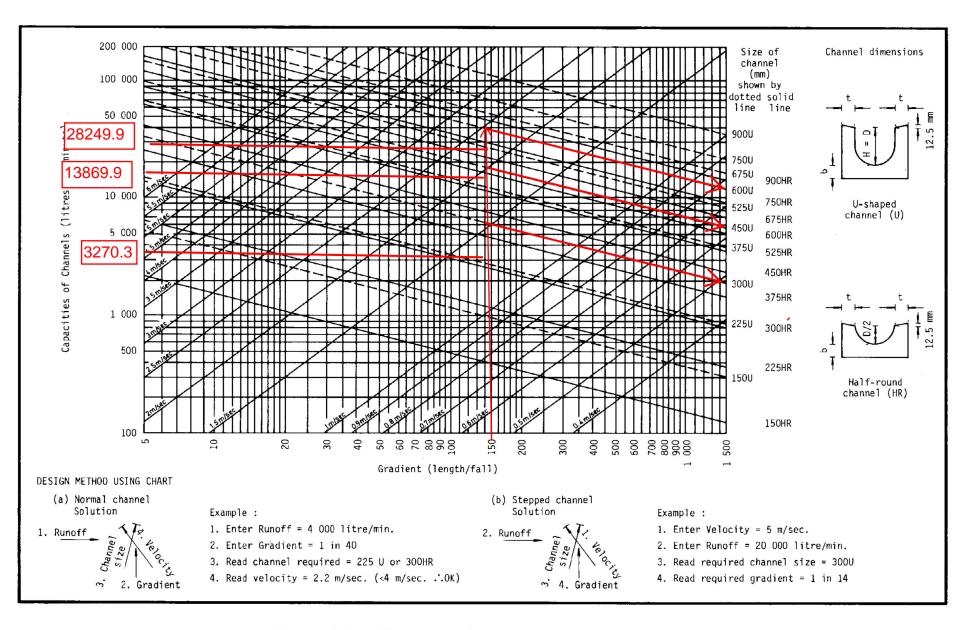


Figure 8.7 - Chart for the Rapid Design of Channels

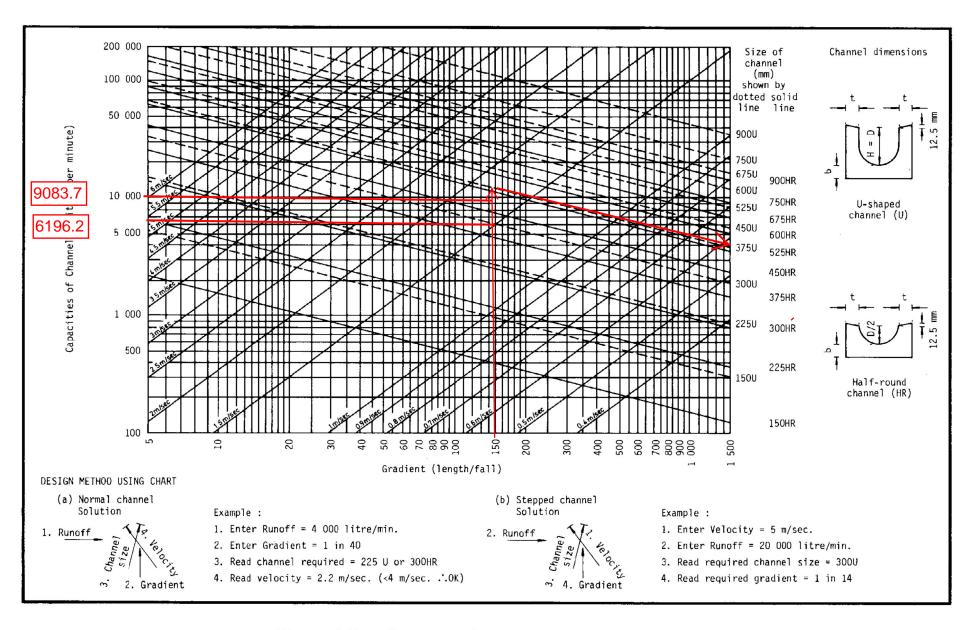
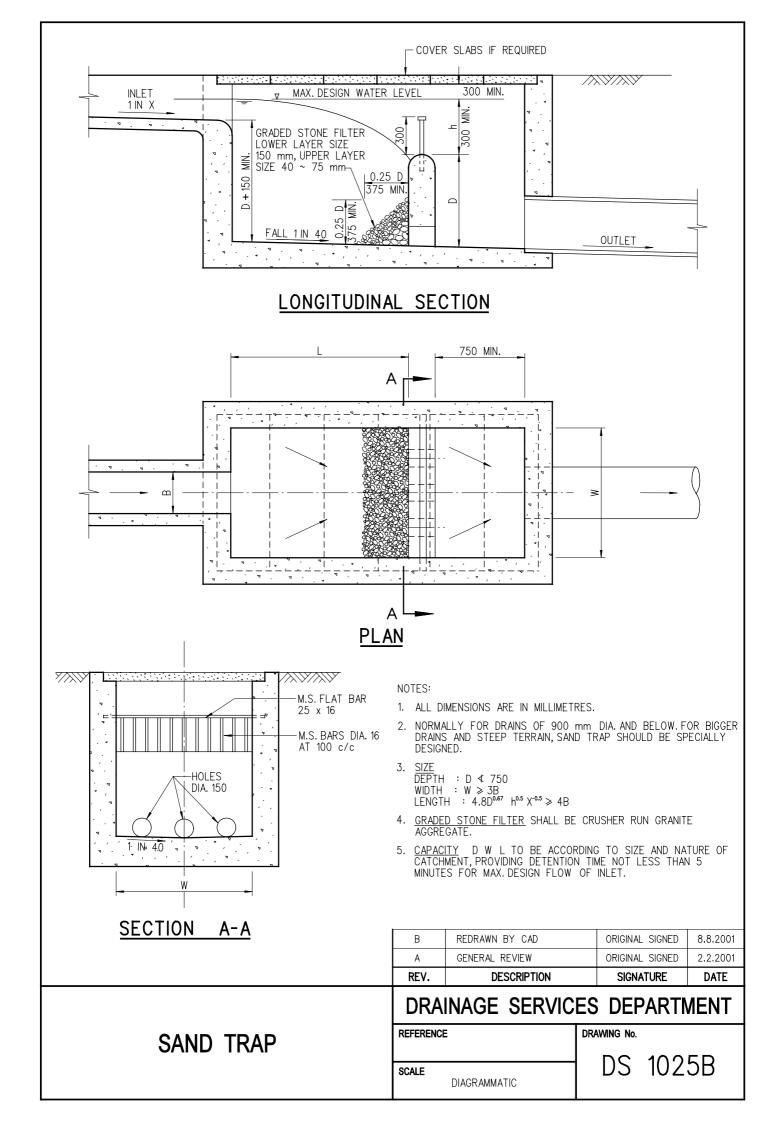
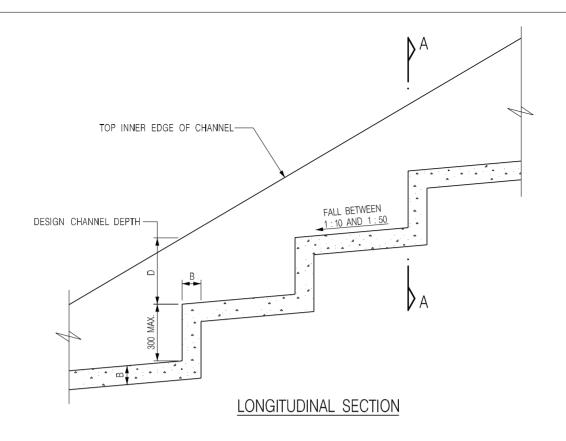
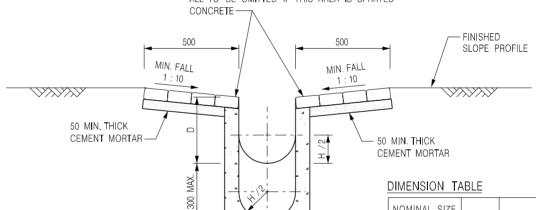


Figure 8.7 - Chart for the Rapid Design of Channels





60 THICK MASONRY FACING ON 50 MIN. THICK CEMENT MORTAR (SET IN 1:3 CEMENT/SAND) OR 75 THICK CONCRETE APRON, AS SPECIFIED; ALL TO BE OMITTED IF THIS AREA IS SPRAYED



NOTES:

- 1. ALL DIMENSIONS ARE IN MILLIMETRES
- 2. FOR DIMENSIONS OF CHANNELS SEE TABLE.
- 3. ALL CONCRETE SHALL BE GRADE 20 / 20.
- 4. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
- 5. EXPANSION JOINTS SHALL BE PROVIDED AT A MAXIMUM SPACING OF 10 METRES WITH DETAILS AS SHOWN ON STD. DRG. NO. C2413.
- 6. 675 900 CHANNELS SHALL BE REINFORCED AS SHOWN ON STD. DRG. NO. C2410.

SECTION A - A

NOMINAL SIZE H	Т	ТВ	
300	80	100	350
375	100	150	540
450	100	150	575
525	100	150	615
600	100	150	650
675	125	175	740
750	125	175	775
900	125	175	850

А	WINOT AWENDMENT.	Oliginal olginea	11.02
Α	MINOR AMENDMENT.	Original Signed	11.92
В	MINOR AMENDMENT.	Original Signed	3.94
С	MINOR AMENDMENT.	Original Signed	08.2001
D	GENERAL REVISION.	Original Signed	12.2002
Е	NOTE 6 AMENDED.	Original Signed	01.2004
F	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
G	GENERAL REVISION.	Original Signed	08.2006

DETAILS OF STEPPED CHANNEL

興土木 利民生 齊拓展 創明天



CIVIL ENGINEERING AND **DEVELOPMENT DEPARTMENT**

C2411G

DRAWING NO. **SCALE** 1:20 DATE JAN 1991

We bring the best engineering to life

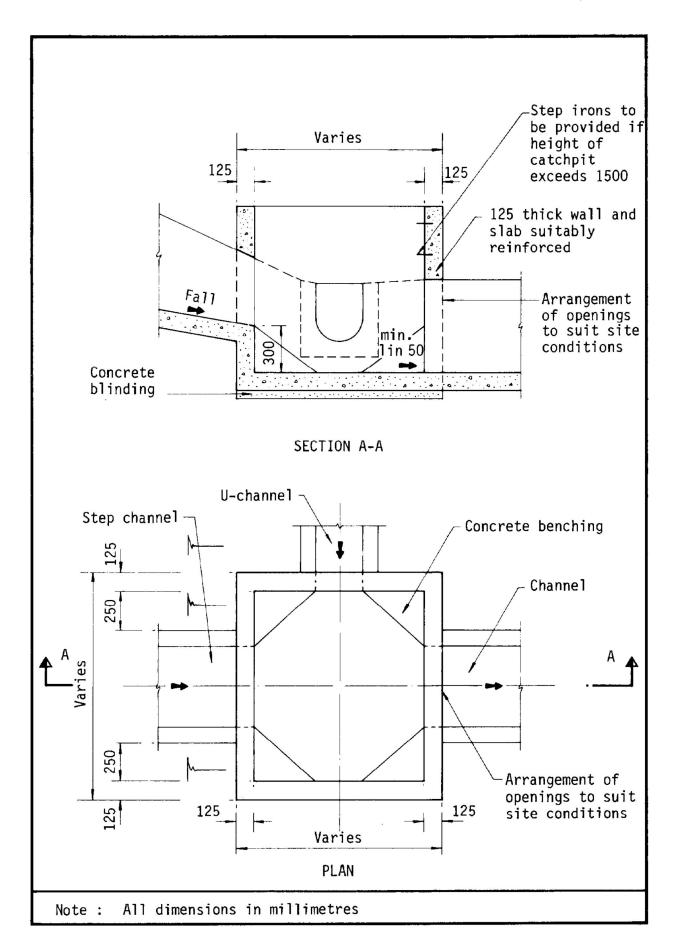


Figure 8.10 - Typical Details of Catchpits

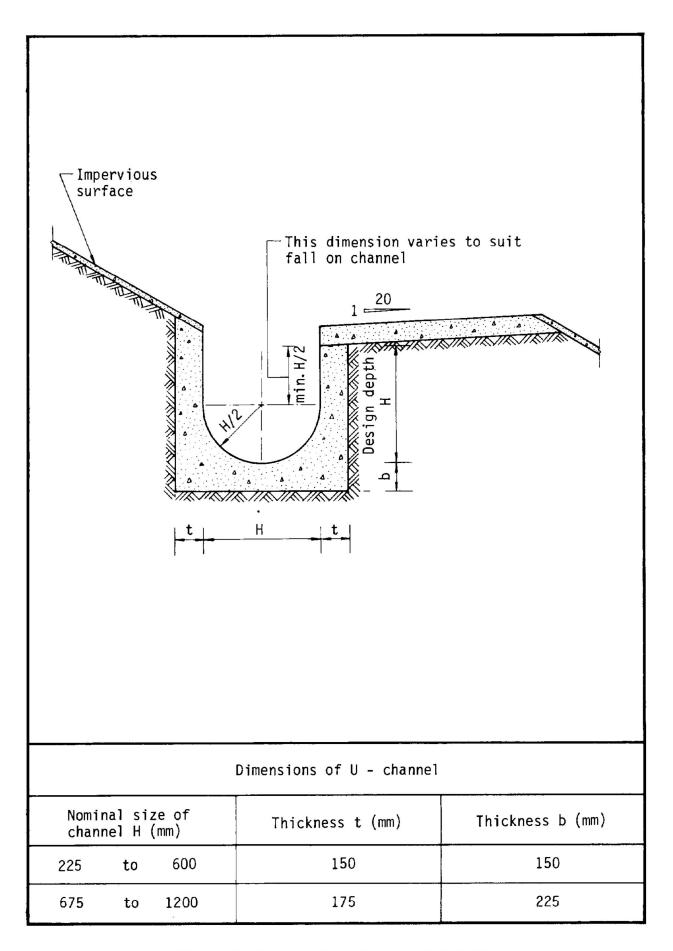


Figure 8.11 - Typical U-channel Details

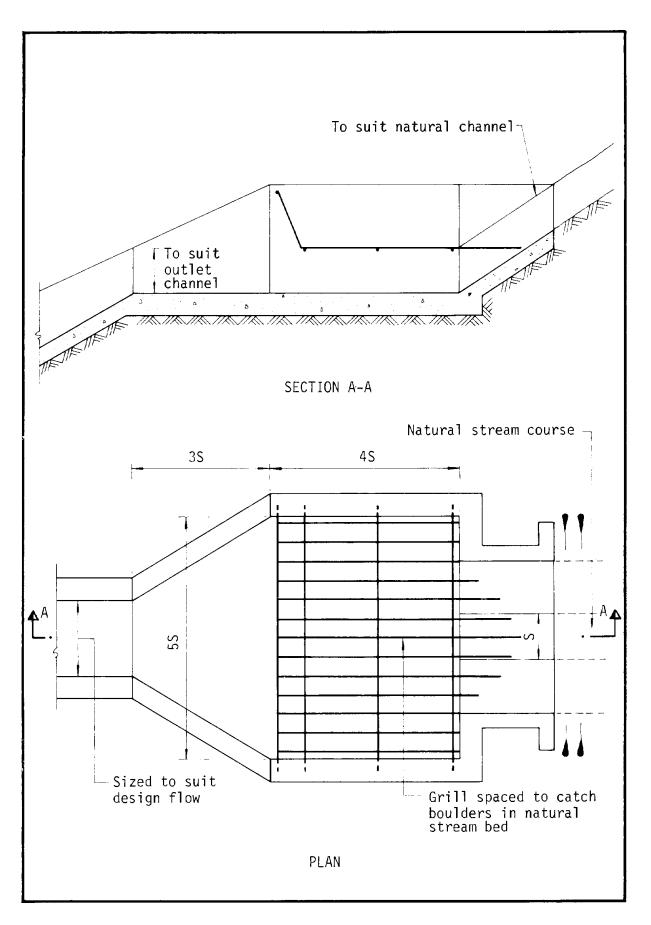
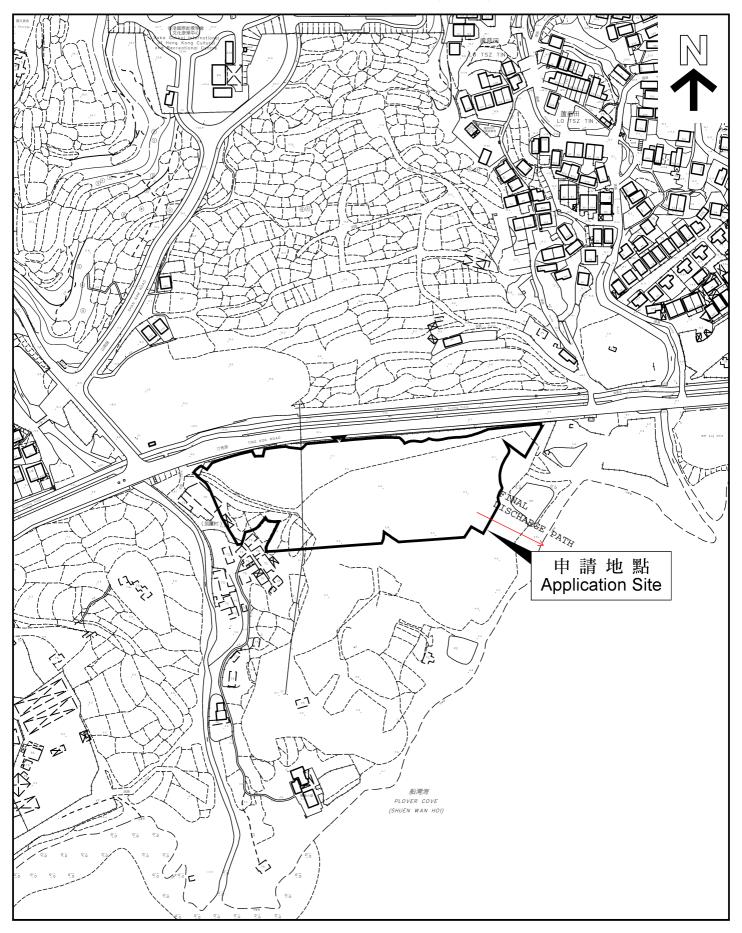


Figure 8.5 - Typical Rock Trap Detail

APPENDIX: SITE PHOTO

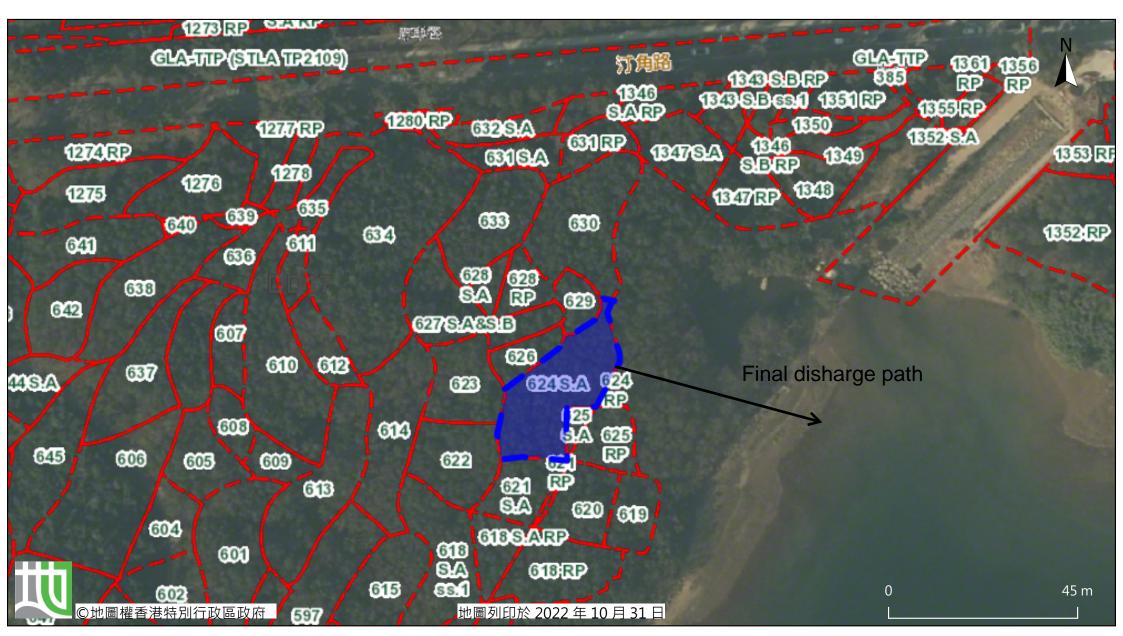
A/NE-TK/678





前往地圖: https://www.map.gov.hk/gm/geo:22.4710,114.2244?z=1128





由「地理資訊地圖」網站提供: https://www.map.gov.hk

注意: 使用此地圖受「地理資訊地圖」的使用條款及條件以及知識產權告示約束。

Appendix II

Fire service installations proposal

FS NOTES:

1. AUTOMATIC SPRINKLER SYSTEM

- AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE ENTIRE BUILDING/ STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845: 2015 AND FSD CIRCULAR LETTER 5/2020. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALUE GROUP SHALL BE CLEARLY MARKED ON PLANS
- 1.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 1.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 1.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 1.5 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
 - (A) STORAGE CATEGORY: CATEGORY (I)
 - (B) STORAGE HEIGHT: NOT EXCEEDING 4M
 - (C) STORAGE: ST1

FIRE DETECTOR SYSTEM

2.1 THE STANDALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION AND MAINTENANCE (SEP 2021).

3. EMERGENCY LIGHTING

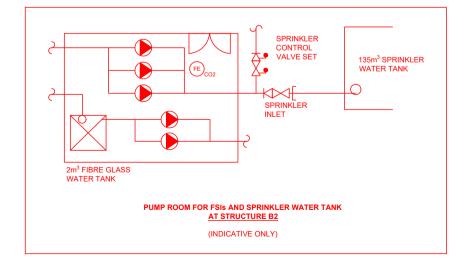
3.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016. BS EN 1838:2013 AND FSD CIRCULAR LETTER NO. 4/2021

4. DIRECTIONAL AND EXIT SIGN

4.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND FSD CIRCULAR LETTER NO. 5/2008.

5. MISCELLANEOUS F.S. INSTALLATION

- 5.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 5.2 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 5.3 WHEN A VENTILATION/ AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
- 5.4 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT NOT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.









PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY EATING PLACE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 17 AND ADJOINING GOVERNMENT LAND TING KOK, NEW TERRITORIES

NOT TO SCALE @ A4						
DRAWN BY	DATE					
MN	30.9.2025					
CHECKED BY	DATE					
APPROVED BY	DATE					
DWG. TITLE						

FSIs PROPOSAL (1/2)

DWG NO. VER.

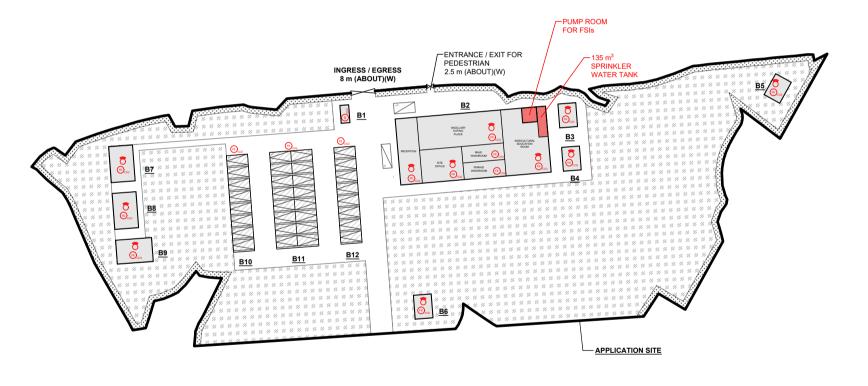
APPENDIX II 001

DEVELOPMENT PARAMETERS		
APPLICATION SITE AREA COVERED AREA UNCOVERED AREA	: 16,273 m ² : 2,542 m ² : 13,731 m ²	(ABOUT) (ABOUT) (ABOUT)
PLOT RATIO SITE COVERAGE	: 0.16 : 16%	(ABOUT) (ABOUT)
NO. OF STRUCTURE DOMESTIC GFA NON-DOMESTIC GFA TOTAL GFA	: 12 : NOT APPLICA : 2,542 m ² : 2,542 m ²	ABLE (ABOUT) (ABOUT)
BUILDING HEIGHT NO. OF STOREY	: 3 m - 6 m : 1	(ABOUT)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	GUARDHOUSE	18 m² (ABOUT)	18 m² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	RECEPTION, AGRICULTURAL EDUCATION ROOM, OFFICE, ANCILLARY EATING PLACE AND STORAGE OF FARMING MACHINERY	1,100 m ² (ABOUT)	1,100 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B3	AGRICULTURAL EDUCATION ROOM	48 m ² (ABOUT)	48 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	AGRICULTURAL EDUCATION ROOM	48 m ² (ABOUT)	48 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B5	AGRICULTURAL EDUCATION ROOM	48 m ² (ABOUT)	48 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B6	AGRICULTURAL EDUCATION ROOM	96 m ² (ABOUT)	96 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B7	AGRICULTURAL EDUCATION ROOM	96 m ² (ABOUT)	96 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B8	AGRICULTURAL EDUCATION ROOM	96 m² (ABOUT)	96 m² (ABOUT)	4 m (ABOUT)(1-STOREY)
B9	AGRICULTURAL EDUCATION ROOM	96 m ² (ABOUT)	96 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B10	CANOPY FOR PARKING SPACE	224 m ² (ABOUT)	224 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B11	CANOPY FOR PARKING SPACE	448 m ² (ABOUT)	448 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B12	CANOPY FOR PARKING SPACE	224 m² (ABOUT)	224 m² (ABOUT)	4 m (ABOUT)(1-STOREY)



TOTAL <u>2,542 m² (ABOUT)</u> 2,542 m² (ABOUT)



PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY EATING PLACE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

1:1250@A4

VARIOUS LOTS IN D.D. 17 AND ADJOINING GOVERNMENT LAND TING KOK, NEW TERRITORIES

PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 32

DIMENSION OF PARKING SPACE : 5 m (L) X 2.5 m (W)

NO. OF LIGHT BUS PARKING SPACE

DIMENSION OF PARKING SPACE : 8 m (L) X 3 m (W)

NO. OF L/UL SPACE FOR LGV

DIMENSION OF L/UL SPACE : 7 m (L) X 3.5 m (W) LEGEND

APPLICATION SITE STRUCTURE (ENCLOSED) STRUCTURE (CANOPY) PARKING SPACE (PRIVATE CAR)

L/UL SPACE (LIGHT BUS)

INGRESS/EGRESS / ENTRANCE/EXIT

L/UL SPACE (LIGHT GOODS VEHICLE)

VED BY	DATE
TTLE	
PROPOSAL	(2/2)

30.9.2025

001

FSIs

APPENDIX II

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

Appendix III

Run-in/out and pedestrian crossing proposals accepted under previous application No. A/NE-TK/678



規劃署

沙田、大埔及北區規劃處 香港新界沙田上禾塗路一號 沙田政府合署 十三樓 1301-1314 室



Planning Department

23233662

Sha Tin, Tai Po & North District Planning Office Rooms 1301-1314, 13/F, Shatin Government Offices, 1 Shoung Wo Che Road, Sha Tin, N.T., Hong Kong

By Post & Fax (2323 3662)

(2 pages + attachment)

9 September 2022

來函檔號 Your Reference DD17 Lot 605 & VL

本署檔號 Our Reference TPB/A/NE-TK/678

電話號碼 Tel. No. : 2158 6220 傳真機號碼 Fax No.: 2691 2806

R-Riches Property Consultants Ltd.



Dear Sir.

Compliance with Approval Conditions (h) and (j) Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Canteen for a Period of 5 Years and Partial Filling of Land, Various Lots in D.D. 17, and Adjoining Government Land, Ting Kok Road, Tai Po (Planning Application No. A/NE-TK/678)

I refer to your submission received by our office on 28.7.2022 for compliance with approval conditions (h) and (j), i.e. 'the submission of a run-in/out proposal to the satisfaction of the Director of Highways or of the TPB' and 'the submission of a pedestrian crossing proposal to the satisfaction of the Commissioner for Transport or of the TPB' for the captioned planning application.

The Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD), Commissioner for Transport (C for T) and Director of Leisure, Cultural Services (DLCS) have been consulted and advised that your submission is acceptable. As such, approval conditions (h) and (j) as stated in the approval letter (Ref. TPB/A/NE-TK/678) dated 4.12,2020 have been complied with. However, it is noted that roadside trees under Leisure and Cultural Services Department (LCSD)'s maintenance will be affected by the proposed works. The project proponent should follow Development Bureau Technical Circulars (Works) (DEVB TCW) No. 4/2020 and duly consider the need of tree removal. Tree maintenance department of LCSD should be consulted in formulating the Tree Preservation and Removal Proposal (TPRP) at design stage or as soon as practicable. The formal TPRP should be submitted to the respective Tree Works Vetting Panel for vetting and approval prior to the implementation of the proposed works. Detailed comments from DLCS are attached at Appendix I for your information.



Should you have any queries on the implementation of the run-in/out proposal and pedestrian crossing proposal, please contact Mr. Issac CHAN (Tel: 2399 2406) of Transport Department or Mr. Ronald SIU of Highways Department. Should you have any other queries, please contact Ms. Aileen CHENG (Tel: 2158 6018) of this Office.

Yours faithfully,

(Margaret CHAN) for Director of Planning

C.C.

CHE/NTE, HyD (Attn.: Mr. Ronald SIU) (Fax No. 2714 5228)
C for T (Attn.: Mr. Issac CHAN) (Fax No. 2381 3799)
DLCS (Attn.: Ms. Yvonne CHEUNG) (Fax No. 3168 2396)
DLO/TP, LandsD (Attn.: Mr. Alan KWONG) (Fax No. 2650 9896)

Internal. CTP/TPB(1) Site Record

MC/HL/AC/JY/jy

Appendix I

<u>Application No. A/NE-TK/678</u> Compliance with approval conditions (h) and (j)

Comments from the Director of Leisure and Cultural Services (DLCS):

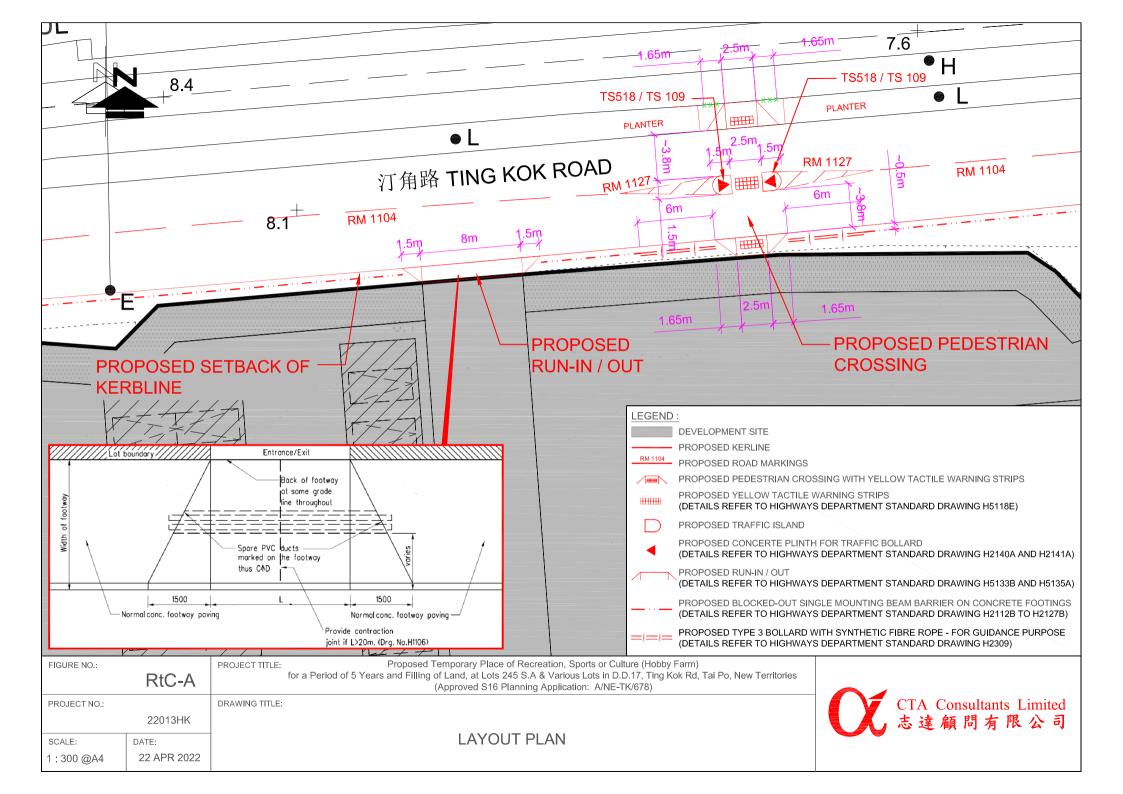
Contact: Ms. Yvonne CHEUNG (Tel: 3167 7754)

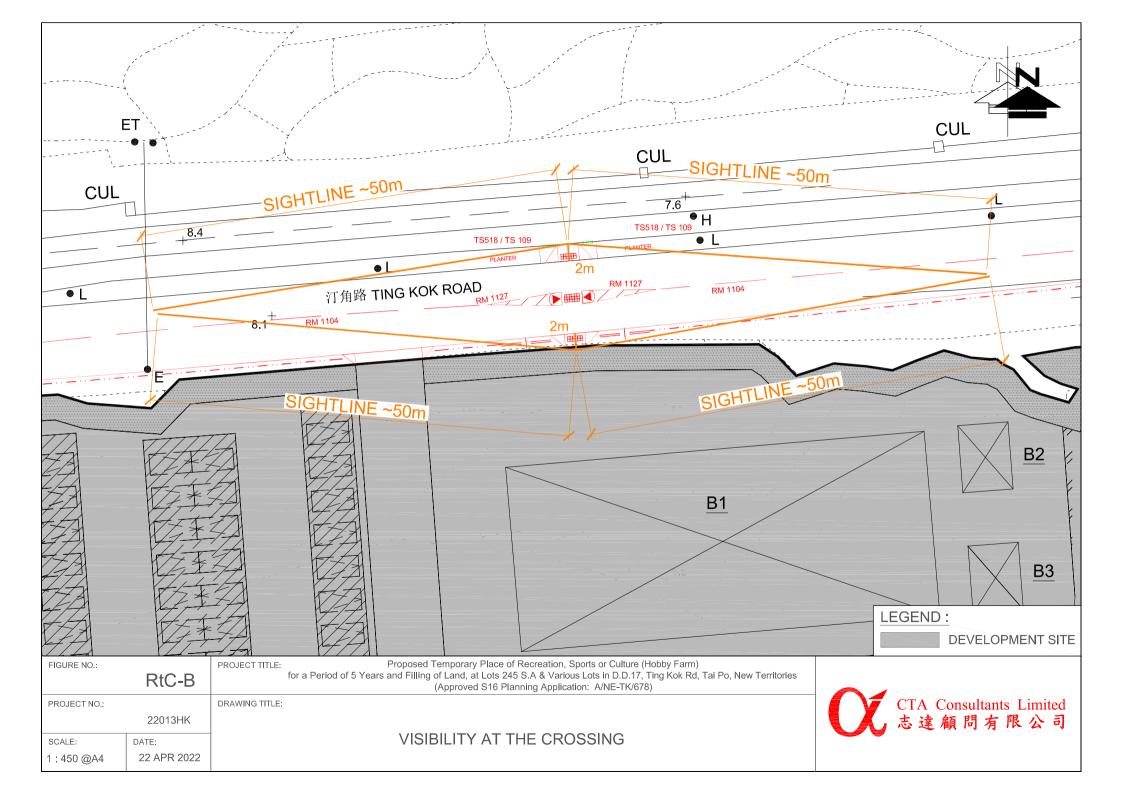
From Tai Po District Leisure Services Office (TPDLSO)

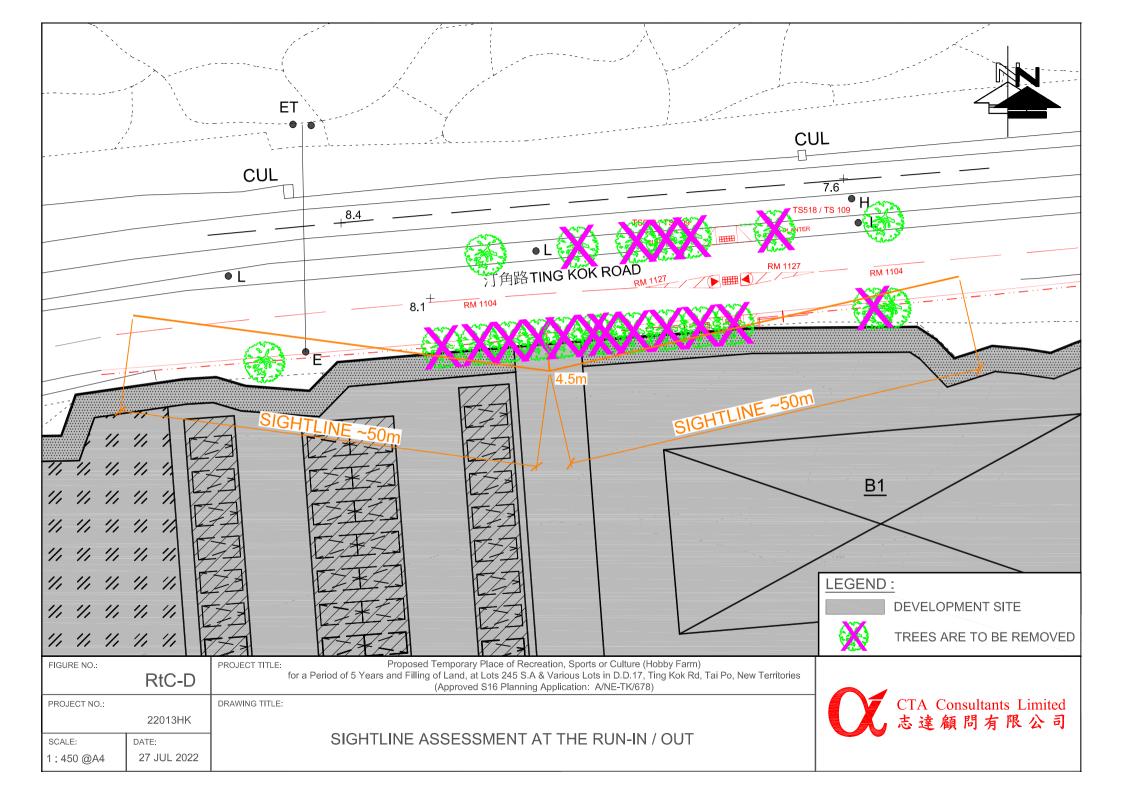
- Roadside tree matter is not under TPDLSO's purview.
- 2. In case that the shrubs/vegetation under our maintenance purview would be affected/to be modified on the proposed existing planter, the project proponent/works department shall reinstate the affected area (including plantings, irrigation system, underground pipes and any other equipment on or below soil surface) at his own cost to the satisfaction of DLCS upon completion of work. After the completion of reinstatement work, the project proponent/works department shall be responsible for establishing the plants on the reinstated areas with 12-month defects liability period if no tree is involved.

From NTE Tree Team

- 3. In Figure No. RtC-D, it was noted that roadside trees, which under LCSD's maintenance, would be affected and proposed to be removed as a result of maintaining suitable sightline when a run-in/out and a pedestrian crossing have to be implemented in accordance with the approval conditions (h) and (j) under Section 16 of the Town Planning Ordinance.
- 4. From tree preservation point of view, every possible effort should be made to preserve existing trees on site and minimize any adverse impact on them during the works period. As trees under our maintenance will be affected by the proposed works, the project proponent is reminded to avoid damaging any trees during their course of works. Moreover, if any trees under our maintenance to be felled or transplanted, the project proponent should follow Development Bureau Technical Circulars (Works) (DEVB TCW) No. 4/2020 and duly consider the need of tree removal and consult tree maintenance department (LCSD) to formulate Tree Prescrvation and Removal Proposal (TPRP) at design stage or as soon as practicable. The formal TPRP should be submitted to the respective Tree Works Vetting Panel for vetting and approval.
- 5. We reserve our right to provide further comments when more related information and detailed drawings are available.







Appendix IV

Estimated trip generation/attraction



Appendix IV - Estimated Trip Generation/Attraction

Table 1 – Estimated trip generation/attraction on weekdays

	Estimated Trip Generation/Attraction						
Time Period	PC		LB		LGV		2-Way
	In	Out	In	Out	In	Out	Total
08:00 — 09:00 (AM Peak)	0	0	0	0	0	0	0
09:00 - 10:00	6	0	1	0	1	0	8
10:00 - 11:00	6	4	1	1	0	1	13
11:00 – 12:00	4	4	0	1	0	0	9
12:00 – 13:00	4	4	0	0	0	0	8
13:00 – 14:00	4	6	1	0	0	0	11
14:00 – 15:00	6	6	1	1	1	0	15
15:00 – 16:00	6	4	0	1	0	1	12
16:00 – 17:00	4	4	0	0	0	0	8
17:00 – 18:00	4	6	1	0	0	0	11
18:00 — 19:00 (PM Peak)	1	6	1	1	0	0	9
19:00 – 20:00	1	1	0	1	1	0	4
20:00 – 21:00	0	1	0	0	0	1	2

Table 2 – Estimated trip generation/attraction during weekend/public holidays

	Estimated Trip Generation/Attraction						
Time Period	PC		LB		LGV		2-Way
	In	Out	In	Out	In	Out	Total
08:00 - 09:00 (AM Peak)	0	0	0	0	0	0	0
09:00 – 10:00	8	0	1	0	1	0	10
10:00 - 11:00	8	4	1	1	0	1	15
11:00 – 12:00	6	4	0	1	0	0	11
12:00 – 13:00	4	6	0	0	0	0	10
13:00 – 14:00	4	8	1	0	0	0	13
14:00 – 15:00	8	8	1	1	1	0	19
15:00 – 16:00	6	4	0	1	0	1	12
16:00 – 17:00	4	4	0	0	0	0	8
17:00 – 18:00	4	6	1	0	0	0	11
18:00 — 19:00 (PM Peak)	1	8	1	1	0	0	11
19:00 – 20:00	1	1	0	1	1	0	4
20:00 – 21:00	0	1	0	0	0	1	2

