

2024年 12月 18日
此文件在收到後，城市規劃委員會
只會在收到所有相關的資料及文件後才正式確認收到
申請

18 DEC 2024

The application is received on
The Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2402867 2/12 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17c-sk / 400
	Date Received 收到日期	18 DEC 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
LO Shing Tung 盧成通

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
R-riches Property Consultants Limited 盈卓物業顧問有限公司

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 110 S.A RP, 110 S.B, 110 S.C, 110 S.D ss.1 S.A, 110 S.D ss.1 RP, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112, Shek Kong, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,856 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 472 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shek Kong OZP No.: S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
23/10/2024 - 06/11/2024 (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 12/11/2024 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 2,447sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 409sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 3

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 472sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 472sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ACTIVITY ROOM, WASHROOM, SITE OFFICE AND STORE ROOM	157 m ² (ABOUT)*	220 m ² (ABOUT)*	7 m (ABOUT)(2-STOREY)
B2	ACTIVITY ROOM*	189 m ² (ABOUT)	189 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B3	RAIN SHELTER, WASHROOM AND STORE ROOM	63 m ² (ABOUT)	63 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		409 m ² (ABOUT)	472 m ² (ABOUT)	

*STRUCTURE B2 IS A RETRACTABLE MARQUEE
*GFA OF STRUCTURE B1 - 157m² (G/F) + 63 m² (1/F) = 220m²

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 2

Motorcycle Parking Spaces 電單車車位 N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A

Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 N/A

Coach Spaces 旅遊巴士車位 N/A

Light Goods Vehicle Spaces 輕型貨車車位 N/A

Medium Goods Vehicle Spaces 中型貨車車位 N/A

Heavy Goods Vehicle Spaces 重型貨車車位 N/A

Others (Please Specify) 其他 (請列明) Light Goods Vehicles or Light Bus Space 1

Proposed operating hours 擬議營運時間 10:00 to 22:00 daily, including public holidays			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Accessible from Kam Sheung Road via Ko Sheung Road and Nam Hing Road West...</u>	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 863 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to the supplementary statement.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他

on behalf of
代表

R-riches Property Consultants Limited 盈卓物業顧問有限公司

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）



Date 日期

25/11/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。


3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 110 S.A RP, 110 S.B, 110 S.C, 110 S.D ss.1 S.A, 110 S.D ss.1 RP, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112, Shek Kong, Yuen Long, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div>  </div> <div> 2,856 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約) </div> </div>
Plan 圖則	Approved Shek Kong OZP No.: S/YL-SK/9
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

(i) 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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	472 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.16 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 - 7 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	14 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2 N/A N/A N/A N/A
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <u>Light Goods Vehicles or Light Bus Space</u> _____		N/A N/A N/A N/A N/A 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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"/>
Plans showing location/zoning/land status of the Site; Plan showing filling of land at the Site; Swept path analysis; FSI/Drainage Proposals; and Photographic records of the existing run-in/out		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
<hr/> <hr/>		
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。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 110 S.A RP, 110 S.B, 110 S.C, 110 S.D ss.1 S.A, 110 S.D ss.1 RP, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112, Shek Kong, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (the proposed development) (**Plan 1**).
- 1.2 Due to shortage of recreational, sports or cultural activity venues across the rural area of the New Territories, locals living in the New Territories often require travelling to the urban area to carry out the aforesaid activities, which has undoubtedly been causing inconvenience for the locals. In view of this, the applicant would like to utilize the Site for the applied use to alleviate the pressing demand of such use, in order to better serve the nearby locals.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Shek Kong Outline Zoning Plan (OZP) No.: S/YL-SK/9 (**Plan 2**). According to the Notes of the OZP, the applied use is a column 2 use, which requires planning permission from the Board.
- 2.2 The proposed development with low-rise structures is considered not incompatible with the surrounding areas, which are dominated by residential, recreational and agricultural uses. Although the Site falls within "AGR" zone, the Site has been left vacant without active agricultural activities. Therefore, approval of the current application on a temporary basis would better utilize precious land resources in the New Territories and would not frustrate the long-term planning intention of the "AGR" zone.
- 2.3 Several similar applications (Nos. A/YL-SK/294, 299, 356 and 374) for 'Place of Recreation, Sports or Culture' were approved by the Board within the same "AGR" zone between 2021 and 2024. Hence, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.
- 2.4 Portion the Site was the subject of 2 previous application nos. A/YL-SK/244 and 306 for 'Place of Recreation, Sports or Culture' submitted by the same applicant, which were approved by

the Board in 2018 and 2021 respectively. As such, approval of the current application is in line with the Board's previous decisions.

2.5 Compared to the latest application, the site area, gross floor area (GFA) and no. of structures are slightly increased to meet the operational need of the proposed development.

2.6 In support of the application, the applicant has submitted a drainage proposal, a fire service installations (FSI) proposal and a set of photographic records of the existing run-in/out to support the current application (**Appendices I to III**).

3) Development Proposal

3.1 The Site occupies an area of 2,856 m² (about) (**Plan 3**). The operation hours of the Site are from 10:00 to 22:00 daily, including public holidays. A total of 3 structures are proposed at the Site for activity rooms, washrooms, site office, store rooms and rain shelter with total GFA of 472 m² (about) (**Plan 4**). Depends on operational needs, the area reserved for recreational, sports or cultural activities can be converted to various recreational uses such as tennis court, volleyball court, football pitch and lawn bowl court (**Plan 5**) to serve nearby locals. The site office is intended to provide indoor workspace for administrative staff to support the operation of the proposed development. It is estimated that the Site will accommodate 8 nos. of staff. It is anticipated that the proposed development would accommodate not more than 50 visitors per day. Major development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Site Area	2,856 m ² (about)
Covered Area	409 m ² (about)
Uncovered Area	2,447 m ² (about)
Plot Ratio	0.16 (about)
Site Coverage	14% (about)
Number of Structure	3
Total GFA	472 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	472 m ² (about)
Building Height	3 m - 7 m (about)
No. of Storey	1 - 2

- 3.2 Portion of the Site (i.e. 863 m²) has been hard-paved with concrete of not more than 0.2 m in depth (**Plan 6**). The current application serves to regularize the existing filling of land, which is intended to facilitate a flat surface for site formation of structures, parking and loading/unloading (L/UL) spaces and circulation area. The filling of land area is considered necessary and has been kept to minimal for the operation of the proposed development. No further filling of land will be carried out at any time during the planning approval period.
- 3.3 The Site will be entirely or partly rented for clients to conduct various types of recreational, sports or cultural activities, such as wedding banquet, ball games, dancing, painting, drawing and yoga classes etc. on hourly or daily basis. Upon clients' request, pre-ordered food can be provided at the Site to serve visitors at the Site only. No cooking procedures will be carried out at the Site. Walk-in visitor will not be served.
- 3.4 The Site is accessible from Kam Sheung Road via Ko Sheung Road and Nam Hing Road West (**Plan 1**). A total of 3 parking and L/UL spaces are provided at the Site for staff and visitors, details are shown at **Table 2** below:

Table 2 – Parking and L/UL Provision

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	1
Private Car Parking Space for Visitor - 2.5 m (W) x 5 m (L)	1
Light Goods Vehicle and Light Bus L/UL Space - 3.5 m (W) x 8 m (L)	1

- 3.5 Visitors are required to make prior appointment to use the visitor parking space. The majority of visitors and staff are required to make good use of public transport services available at Kam Sheung Road, which is within walking distance from the Site. L/UL space for light bus is also provided for visitors who would travel in group. Light goods vehicle will be deployed for the delivery of goods and food to the Site. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back or reverse onto/from the Site to the public road (**Plan 7**). As the estimated trip generation/attraction of the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction

Time Period	Estimated Trip Generation and Attraction						
	PC		LB		LGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (10:00 – 11:00)	2	0	1	1	1	0	5
Trips at <u>PM peak</u> per hour (21:00 – 22:00)	0	2	1	1	0	1	5
Traffic trip per hour (average)	1	1	0	0	1	1	4

- 3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the Environmental Protection Department to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will also follow relevant *Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs)* for sewage treatment at the Site. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period. Due to the close proximity of nearby residential uses, staff will be deployed at the Site to control noise pollution at night time to minimize nuisance to nearby sensitive receivers.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of drainage and FSI proposals and photographic records of the existing run-in/out to mitigate any adverse impact arising from the proposed development (**Appendices I to III**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited

November 2024

APPENDICES

Appendix I	Drainage Proposal
Appendix II	Fire Service Installations Proposal
Appendix III	Photographic Records of the Existing Run-in/out

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan showing the Zoning of the Site
Plan 3	Plan showing the Land Status of the Site
Plan 4	Layout Plan of the Site
Plan 5	Layout Plan of the Multi-purpose Area
Plan 6	Plan showing the Filling of Land at the Site
Plan 7	Swept Path Analysis

Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 112, Shek Kong, Yuen Long, New Territories

Drainage Appraisal

Jun 2024

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1. Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 110 S.A RP, 110 S.B, 110 S.C, 110 S.D ss.1 S.A, 110 S.D ss.1 RP, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112, Shek Kong, Yuen Long, New Territories (the Site) for 'Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land' (Proposed Development).
- 1.1.2 This Drainage Proposal is to support the planning application for the proposed use.

1.2 The Site

- 1.2.1 The Application Site at Shek Kong has an area of about 2,856 m². It situates Nam Hing West Road and Ko Sheung Road. The site is currently an unused grassland. The site location plan is shown in **Figure 1**.
- 1.2.2 The existing ground level of the site is approx. +26.4 mPD and it is intended to maintain similar site levels in the development. The site and the surrounding are generally flat, the ground levels are similar.
- 1.2.3 There is an existing public 750 mm U Channel by the side of Nam Hing West Road. Existing Drainage Plan is shown in **Figure 2** for reference.
- 1.2.4 There are asbuilt 300mm U Channels (gradient 1 in 100) within the development area. The asbuilt drainage in green solid line are shown in **Figure 3**.
- 1.2.5 Proposed Development Layout plan is shown in **Appendix B** for reference.

2. Development Proposal

2.1 The Proposed Development

- 2.1.1 The total site area is approximately 2,856 m². The indicative development schedule is summarized in **Table 1** below for technical assessment purpose.

Proposed Development	
Total Site Area (m ²)	2,856
Paved Area (m ²)*	1,052

Table 1 - Key Development Parameters

* Please refer to **Appendix B** and Catchment Plan in **Figure 4**

3. Assessment Criteria

- 3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this DIA. The recommendation is summarized in **Table 2** below.

Description	Design Return Periods
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage Including Internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

Table 2– Design Return Periods under SDM

- 3.1.2 The proposed village drainage system intended to collect runoff from the internal site and discharge to existing nearby public drainage system. 1 in 10 years return period is adopted for the drainage design.

3.1.3 Stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.

1. Intensity-Duration-Frequency Relationship – The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

$$i = \frac{a}{(t_d + b)^c}$$

The site is located within the HKO Headquarters Rainfall Zone. Therefore, for 10 years return period, the following values are adopted.

a	=	471.9
b	=	3.02
c	=	0.397

2. The peak runoff is calculated by the Rational Method
i.e. $Q_p = 0.278CiA$

where	Q_p	=	peak runoff in m^3/s
	C	=	runoff coefficient (dimensionless)
	i	=	rainfall intensity in mm/hr
	A	=	catchment area in km^2

3. The run-off coefficient (C) of surface runoff are taken as follows:

- Paved Area: $C = 0.95$
- Unpaved Area: $C = 0.35$

4. Manning's Equation is used for calculation of velocity of flow inside the channels:

$$\text{Manning's Equation: } v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$$

Where,

V = velocity of the pipe flow (m/s)

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

$$\text{Colebrook-White Equation: } \underline{v} = -\sqrt{32gRS} \log \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}} \right)$$

where,

V	=	velocity of the pipe flow (m/s)
S _f	=	hydraulic gradient
k _f	=	roughness value (m)
v	=	kinematics viscosity of fluid
D	=	pipe diameter (m)
R	=	hydraulic radius (m)

4. Proposed Drainage System

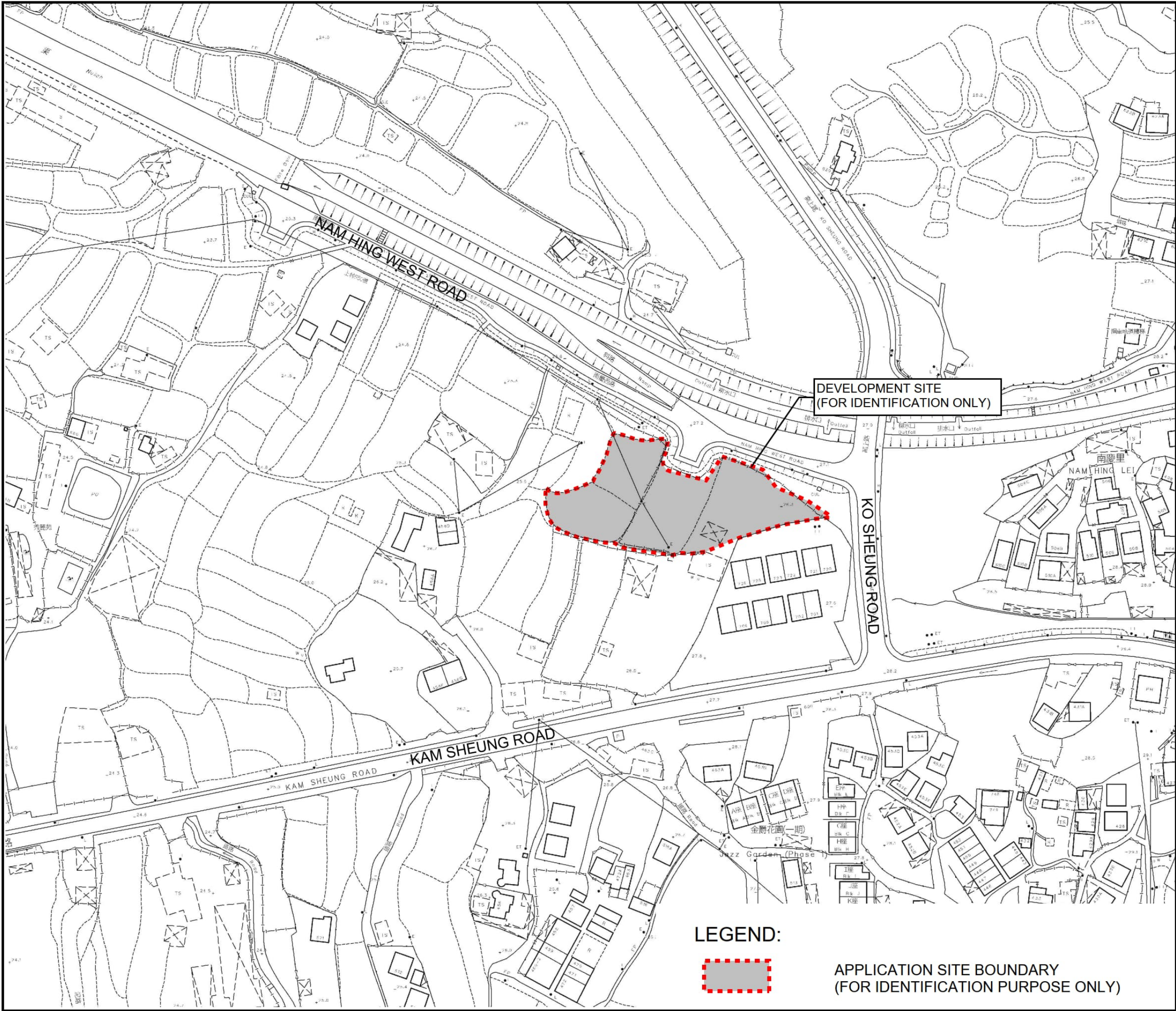
- 4.1.1 Proposed drainage system and existing asbuilt channels are designed/checked for collection of runoff from the application site and external catchment nearby. It is proposed to discharge to existing channel at Nam Hing West Road. The alignment, size and gradient of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.
- 4.1.2 The design calculations of proposed drains are shown in **Appendix A**.
- 4.1.3 The reference standard drawings of drains are shown in **Appendix C**.
- 4.1.4 Site photos of surroundings is shown in **Appendix D**.
- 4.1.5 Sections of the site is shows in **Appendix E**.
- 4.1.6 Capacity checking of existing 750mm channel is shown in **Appendix F**.

5. Conclusion

- 5.1.1 A drainage appraisal has been conducted for the Proposed Development. The surface runoff from the Application Site will be collected by the existing/proposed drains and discharged to the existing channel at Nam Hing West Road.
- 5.1.2 With the proposed drainage system, it is anticipated that there will be no significant drainage impact to the area after the implementation of the development.

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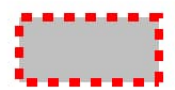
FIGURES



PROJECT:
Proposed Temporary Place of
Recreation, Sports or Culture
with Ancillary Facilities for a
Period of 3 Years and
Associated Filling of Land in “
Agriculture” Zone, Various
Lots in D.D. 112, Shek Kong,
Yuen Long, New Territories

DEVELOPMENT SITE
(FOR IDENTIFICATION ONLY)

LEGEND:

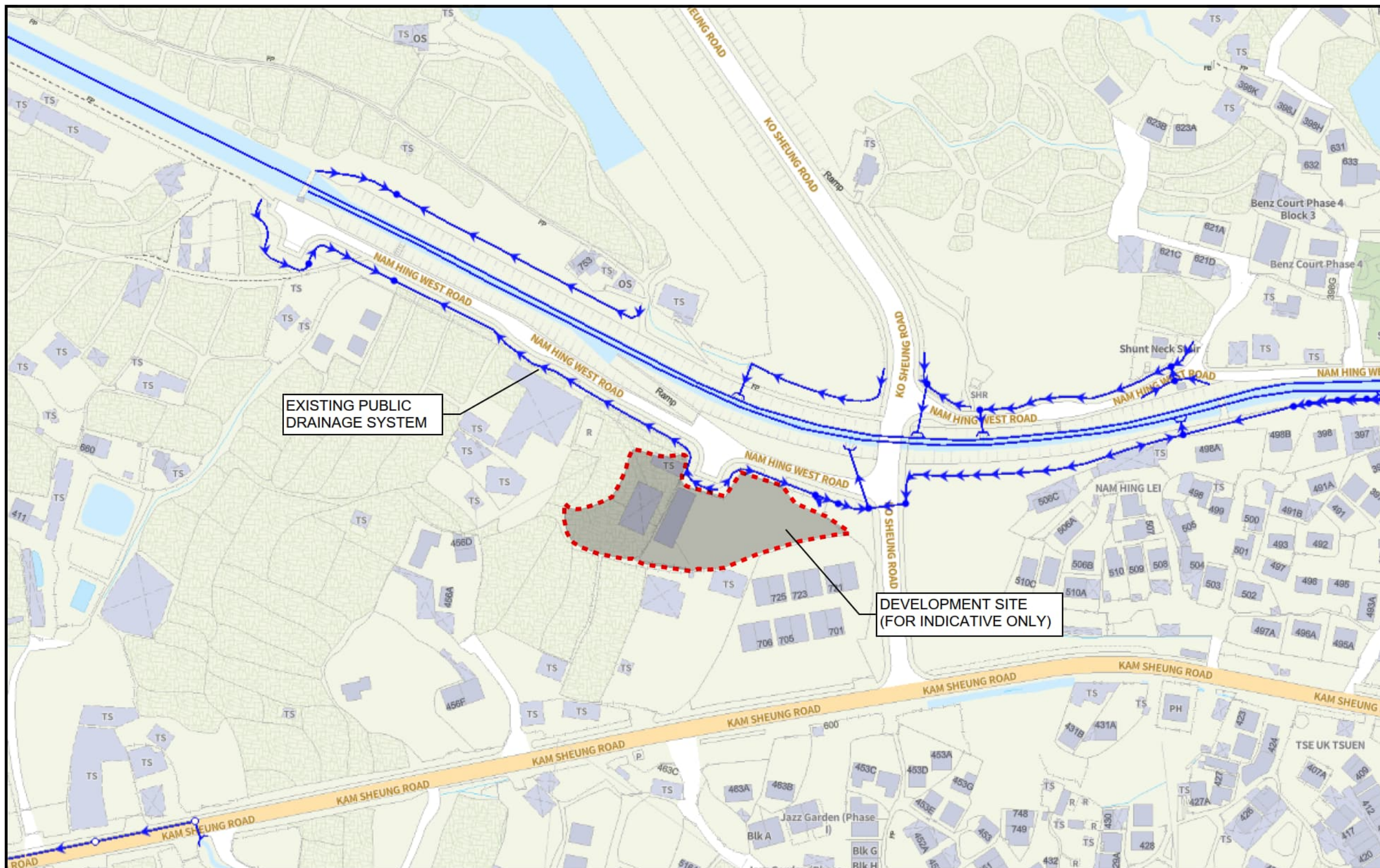


APPLICATION SITE BOUNDARY
(FOR IDENTIFICATION PURPOSE ONLY)

REV	DESCRIPTION	DATE
-----	-------------	------

DRAWING TITLE
SITE LOCATION PLAN

DRAWING NUMBER
FIGURE 1



PROJECT:
Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 112, Shek Kong, Yuen Long, New Territories

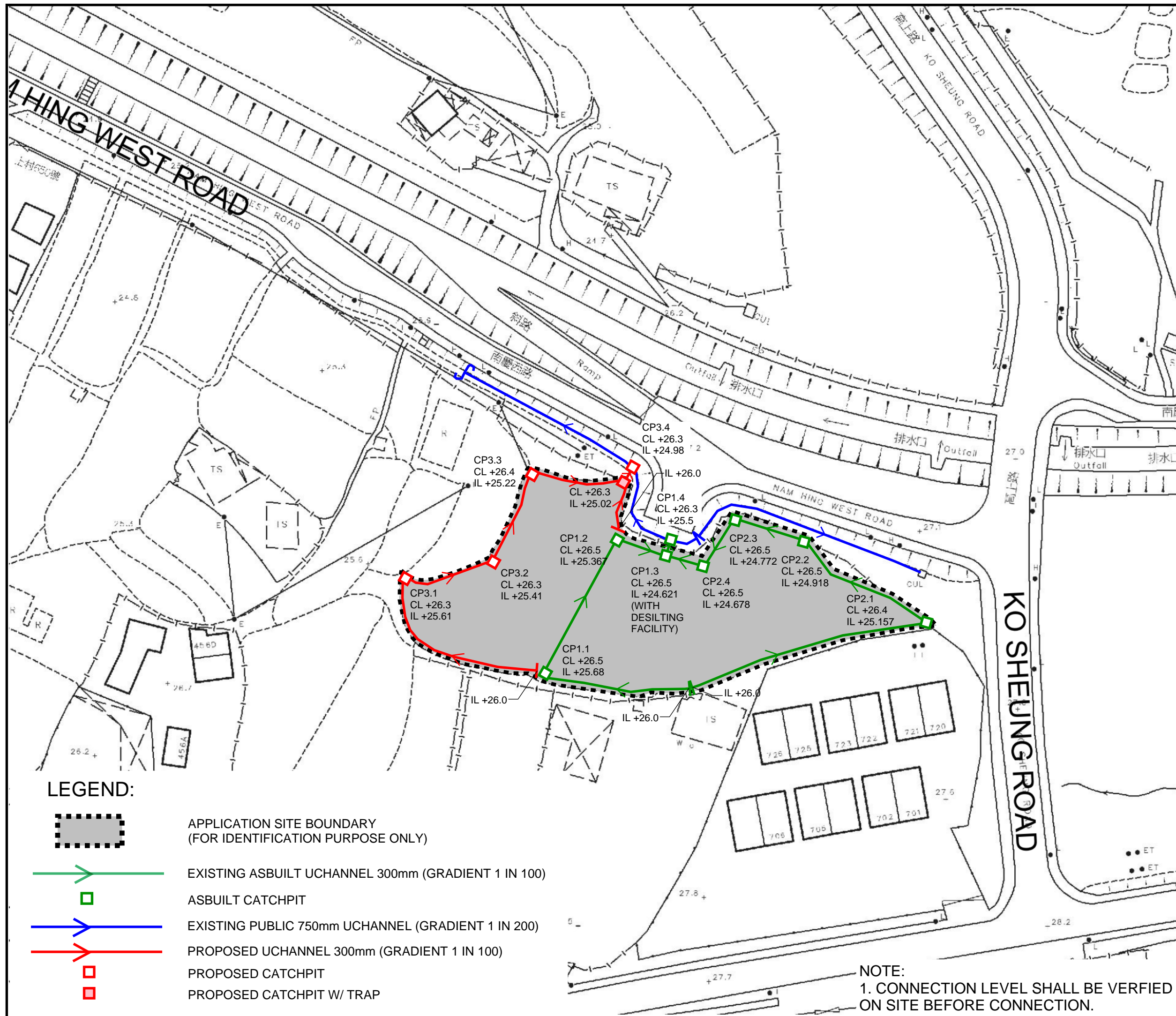
LEGEND:

	Combined Manhole		Tapping Point (Sewer)		Tapping Point (Storm)
	Overflow (Combined)		Sewer Terminal Manhole		Storm Water Terminal Manhole
	Pipe (Combined)		Catchpit		Tunnel Protection Zone (100m / 200m)
	Interface Valve Chamber		Inlet		Tunnel Protection Zone (General Range)
	Sewer Manhole		Storm Water Manhole		Tunnel / Box Culvert (Sewer)
	Oil / Petrol Interceptor		Outlet		Tunnel / Box Culvert (Storm)
	Overflow (Sewer)		Pipe (Storm)		
	Pipe (Sewer)		Sand Trap		

REV	DESCRIPTION	DATE
-----	-------------	------








DRAWING TITLE
EXISTING DRAINAGE PLAN

DRAWING NUMBER
FIGURE 2



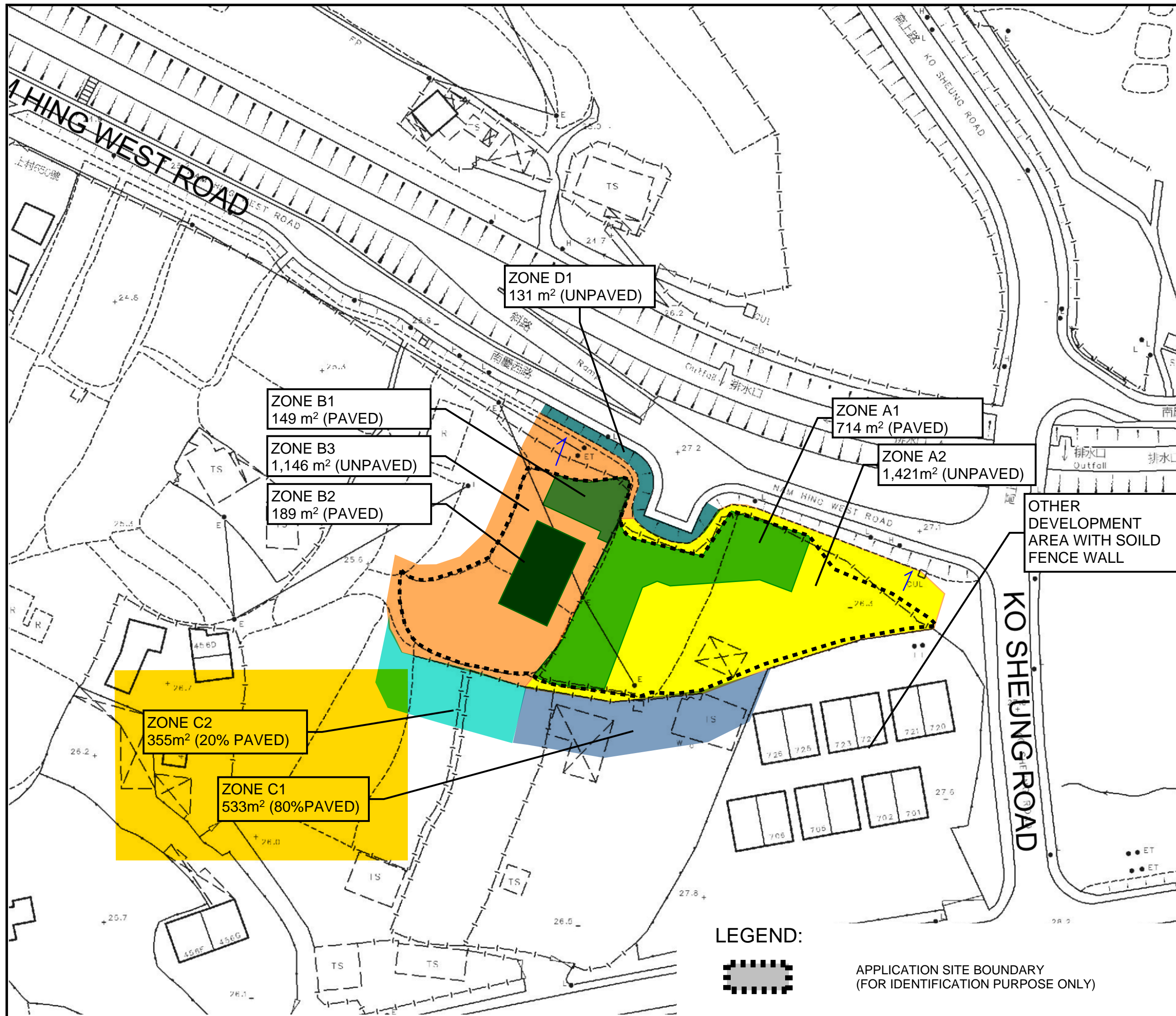
PROJECT:
Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 112, Shek Kong, Yuen Long, New Territories

LEGEND:

-  APPLICATION SITE BOUNDARY (FOR IDENTIFICATION PURPOSE ONLY)
-  EXISTING ASBUILT UCHANNEL 300mm (GRADIENT 1 IN 100)
-  ASBUILT CATCHPIT
-  EXISTING PUBLIC 750mm UCHANNEL (GRADIENT 1 IN 200)
-  PROPOSED UCHANNEL 300mm (GRADIENT 1 IN 100)
-  PROPOSED CATCHPIT
-  PROPOSED CATCHPIT W/ TRAP

NOTE:
1. CONNECTION LEVEL SHALL BE VERIFIED ON SITE BEFORE CONNECTION.

REV	DESCRIPTION	DATE
DRAWING TITLE		
PROPOSED DRAINAGE AND EXISTING ASBUILT DRAINAGE SYSTEM		
DRAWING NUMBER		
FIGURE 3		



PROJECT:
Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 112, Shek Kong, Yuen Long, New Territories

REV	DESCRIPTION	DATE
-----	-------------	------

DRAWING TITLE
CATCHMENT PLAN

DRAWING NUMBER
FIGURE 4A

Appendix

Appendix A - Design Calculation

U Channel 1 (Zone A1 + A2 + C1)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	714 + 533 x 0.8		1140	(m2)
Unpaved Area	1421 + 533 x 0.2 =		1528	(m2)
Total Equivalent Area	1140 x 0.95 + 1528 x 0.35 =		1618	(m2)
Rainfall Intensity, I *			235	mm/hr
Design Discharge Rate, Q	0.278 x 1618 x 235 / 1000000 =		0.106	m3/s

U Channel

Channel Size		1 in	300	(mm)
Gradient			100	
Velocity			1.58	m/s
Capacity			0.127	m3/s

Utilization 0.106 / 0.127 = 83.25 %

$i = \frac{a}{(t_d + b)^c}$

where td = 2.76 min

OK

U Channel 2 (Zone B1 + B2 + B3 + C2)

Runoff Estimation				
Design Return Period		1 in	10	years
Paved Area	338 + 355 x 0.2 =		409	(m2)
Unpaved Area	1146 + 355 x 0.8 =		1430	(m2)
Total Equivalent Area	409 x 0.95 + 1430 x 0.35 =		889	(m2)
Rainfall Intensity, I *			235	mm/hr
Design Discharge Rate, Q	0.278 x 1430 x 235 / 1000000 =		0.058	m3/s

U Channel

Channel Size		1 in	300	(mm)
Gradient			100	
Velocity			1.58	m/s
Capacity			0.127	m3/s

Utilization 0.058 / 0.127 = 45.74 %

$i = \frac{a}{(t_d + b)^c}$

where td = 2.76 min

OK

Time of Concentration (by using B1, B2 and B3 for assessment purpose)

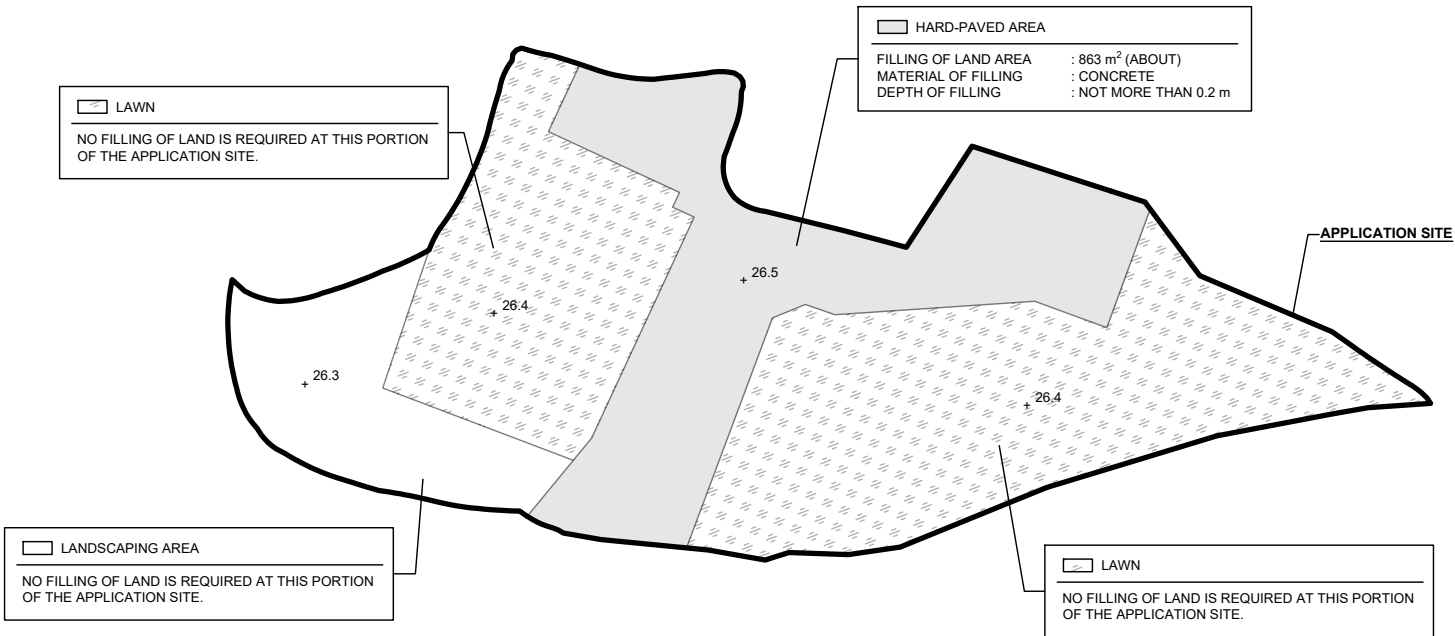
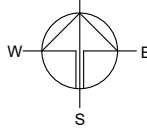
Catchment (B1, B2 and B3)	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = (H1-H2)/L x 100	to (min) = 0.14465L/ (H ^{0.2} A ^{0.1})	tc = to + tf
A	L			H		
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
1484	35	26.5	26.3	0.571	2.73	2.73

Appendix B - Proposed Development Layout Plan

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,856 m ²	(ABOUT)
COVERED BY STRUCTURE	: 409 m ²	(ABOUT)
EXISTING HARD-PAVED AREA	: 863 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
EXISTING SITE LEVELS	: +26.5 mPD (ABOUT)	
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE	
EXISTING LAWN AREA	: 1,623 m ²	(ABOUT)
EXISTING LANDSCAPING AREA	: 370 m ²	(ABOUT)

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



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

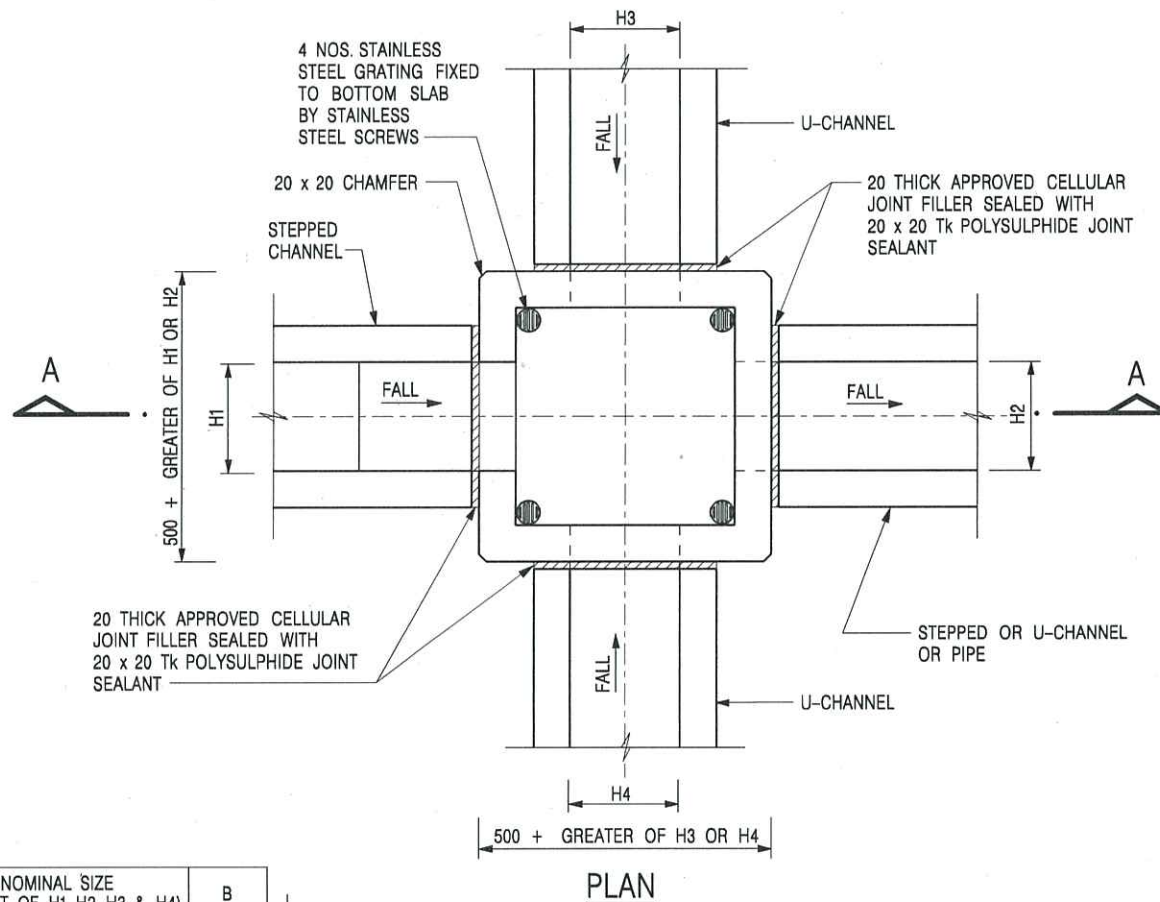
SCALE

1 : 700 @ A4

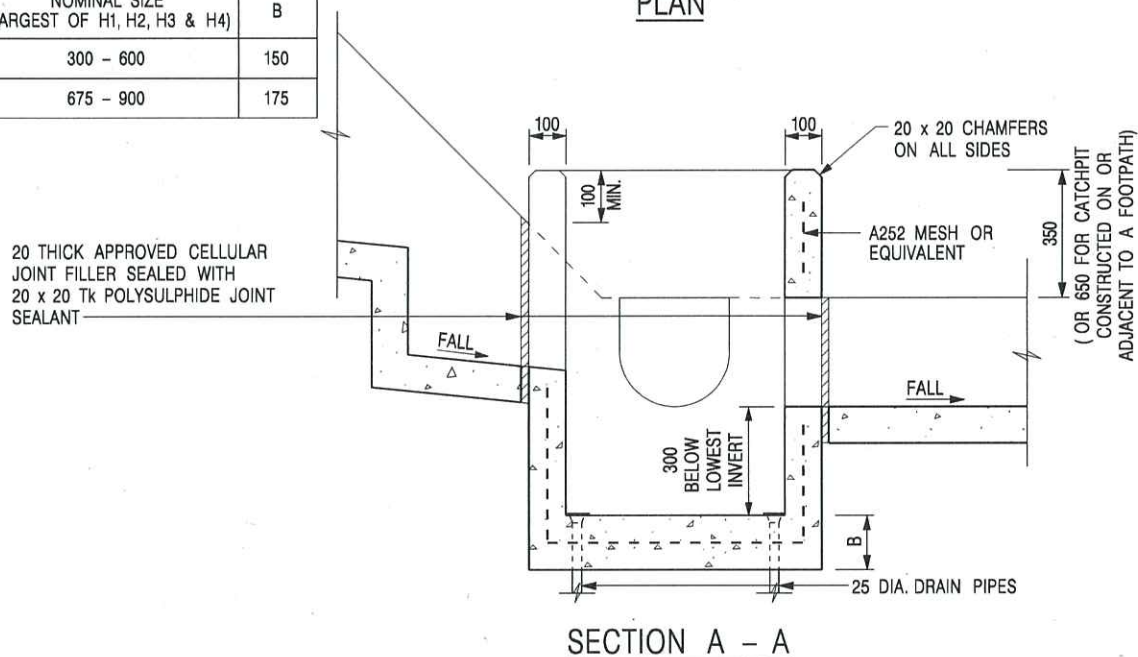
DRAWN BY	DATE
MN	1.2.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE	VER.
FILLING OF LAND	001
DWG. NO.	
PLAN 5	

Appendix C - Reference Drawings



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 – 600	150
675 – 900	175



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 1 OF 2)



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

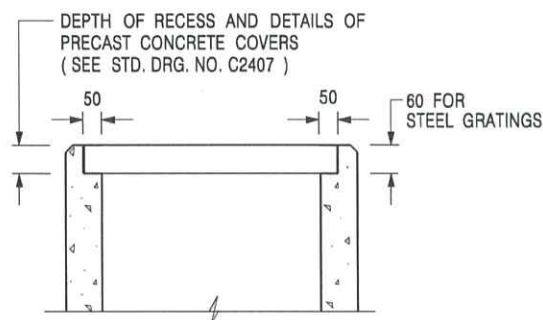
DATE JAN 1991

DRAWING NO.

C2406 /1

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**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS**

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



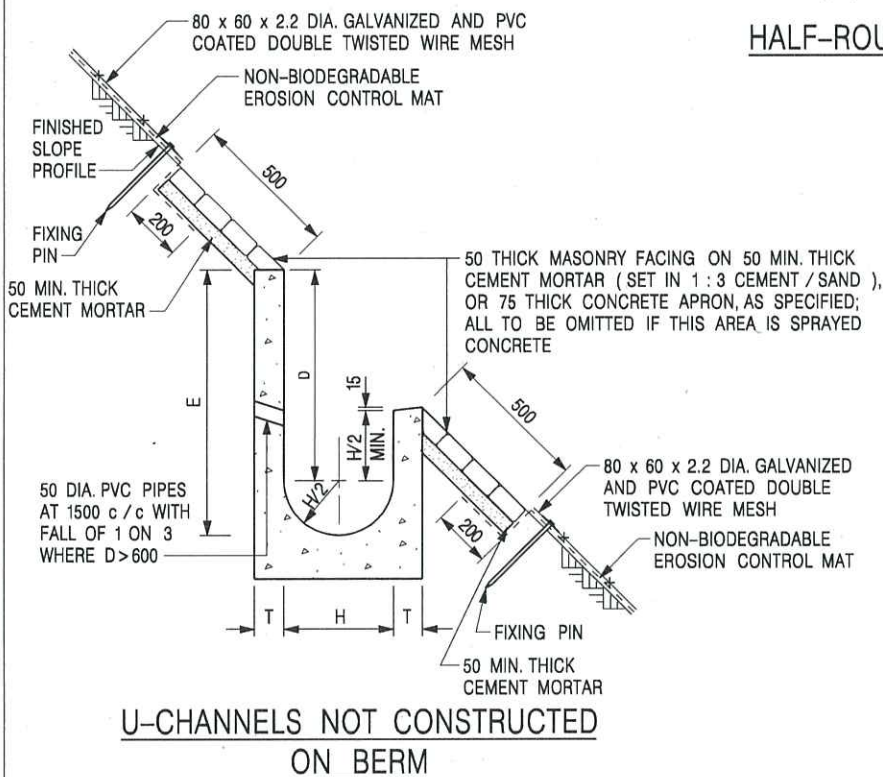
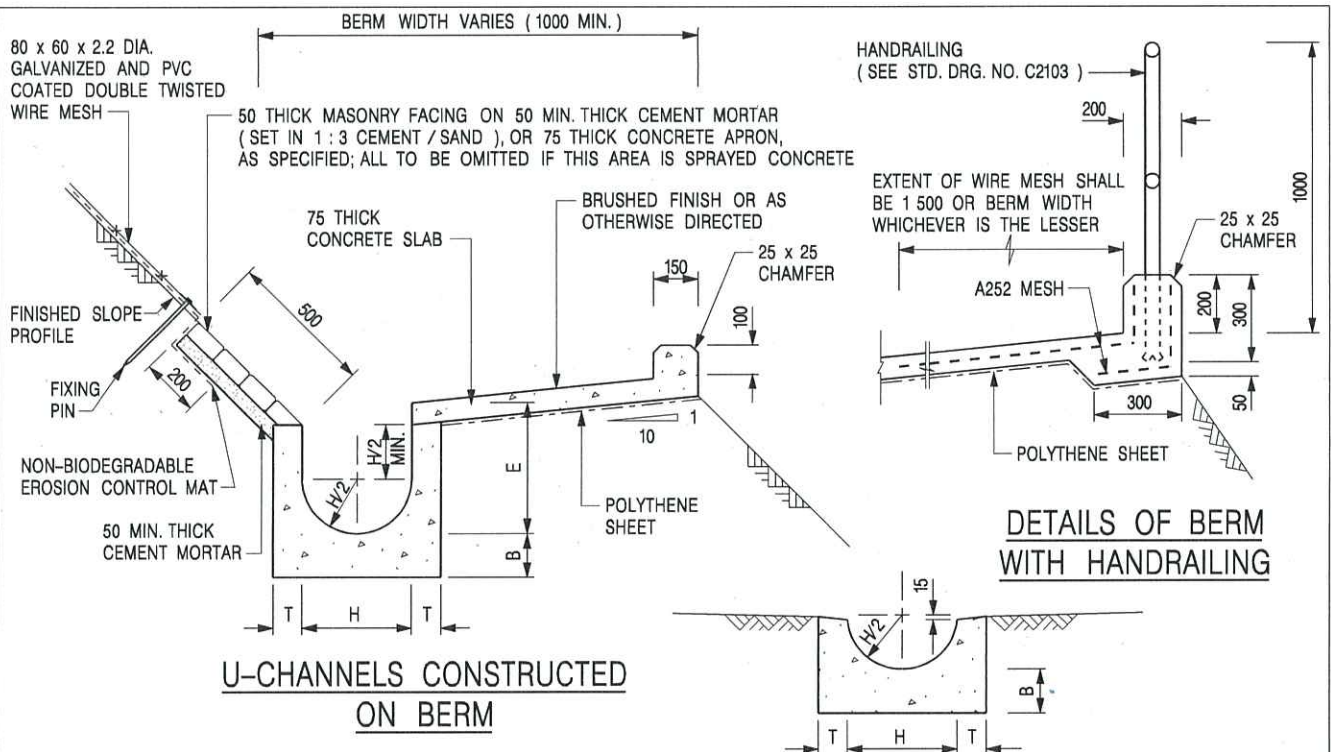
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /2A



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/E)

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94
REF.	REVISION	SIGNATURE	DATE

DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A - WITH MASONRY APRON)



CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

DRAWING NO.

DATE JAN 1991

C2409I

U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT

U-CHANNELS NOT CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT

U-CHANNELS CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT

U-CHANNELS NOT CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. ALL CONCRETE TO BE GRADE 20 /20.
 3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
 4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
 5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
 6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
 7. FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
 8. MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
 9. MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
 10. THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92
REF.	REVISION	SIGNATURE	DATE

DETAILS OF HALF-ROUND AND
U-CHANNELS (TYPE B – WITH
EROSION CONTROL MAT APRON)

卓越工程 建設香港

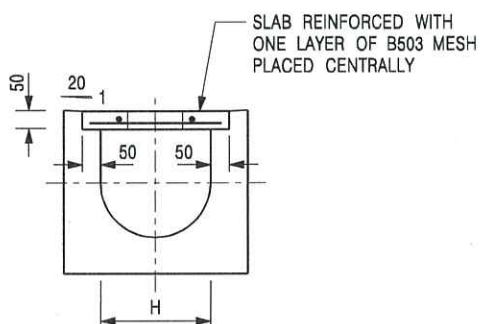
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE DIAGRAMMATIC

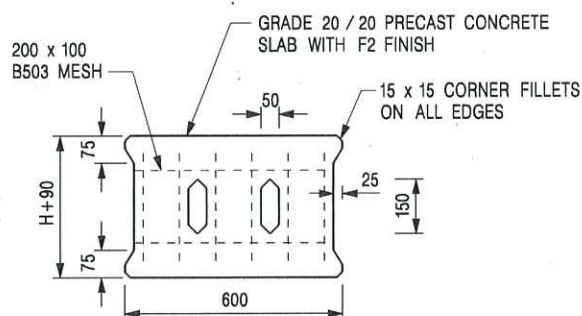
DATE JAN 1991

DRAWING NO.
C24101

We Engineer Hong Kong's Development



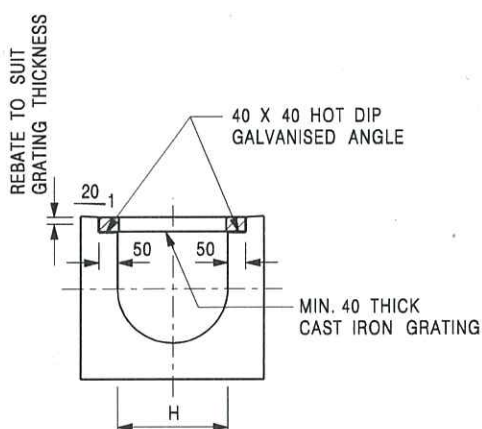
TYPICAL SECTION



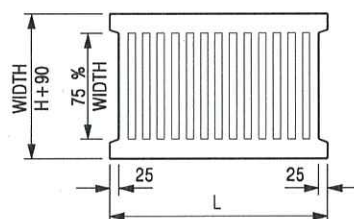
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H=NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

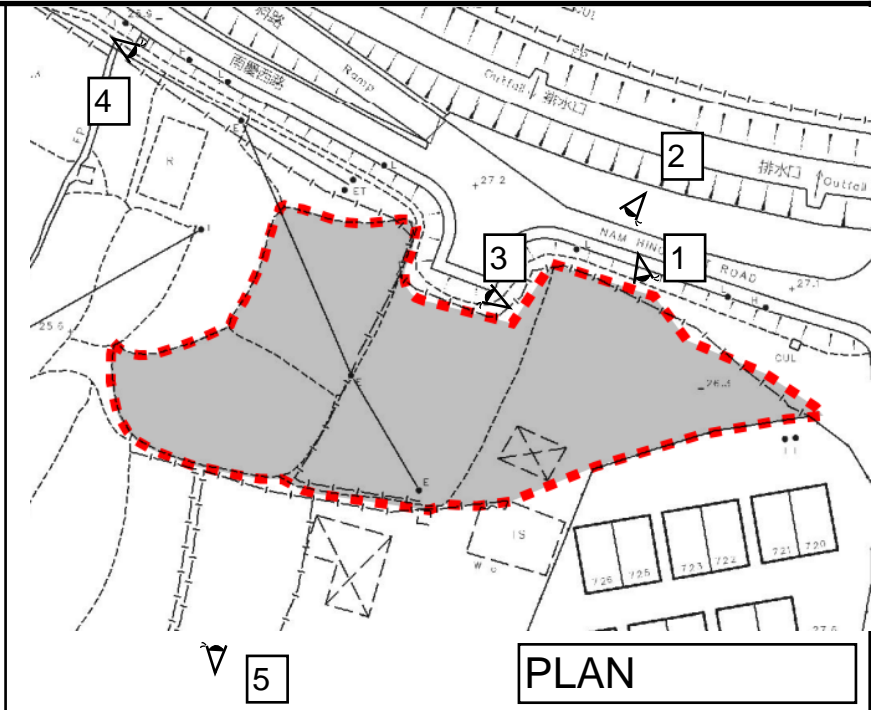
C2412E



VIEW 1



VIEW 2



PROJECT:
Proposed Temporary Place of
Recreation, Sports or Culture
with Ancillary Facilities for a
Period of 3 Years and
Associated Filling of Land in “
Agriculture” Zone, Various
Lots in D.D. 112, Shek Kong,
Yuen Long, New Territories



VIEW 3

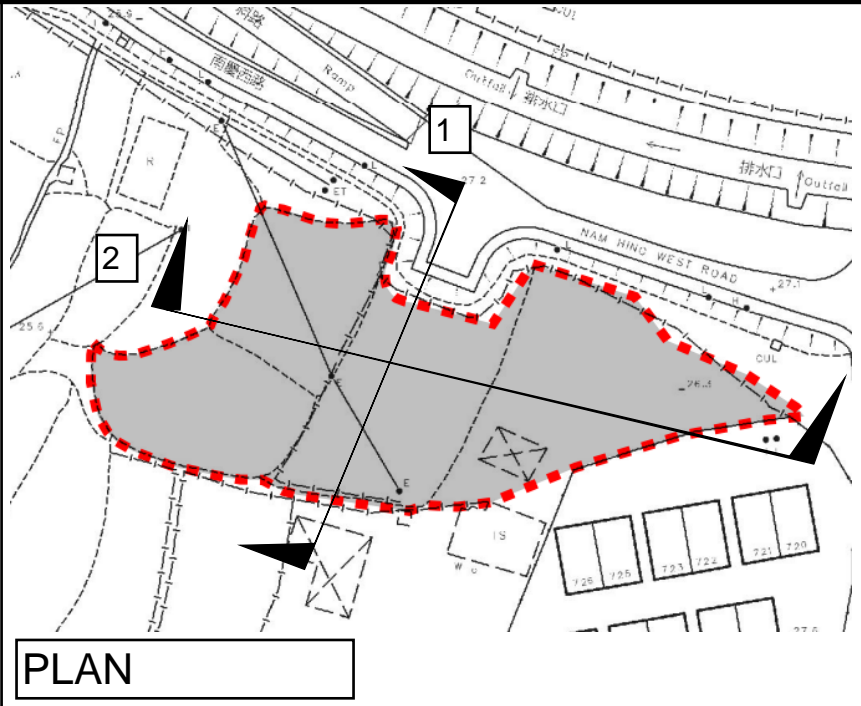


VIEW 4

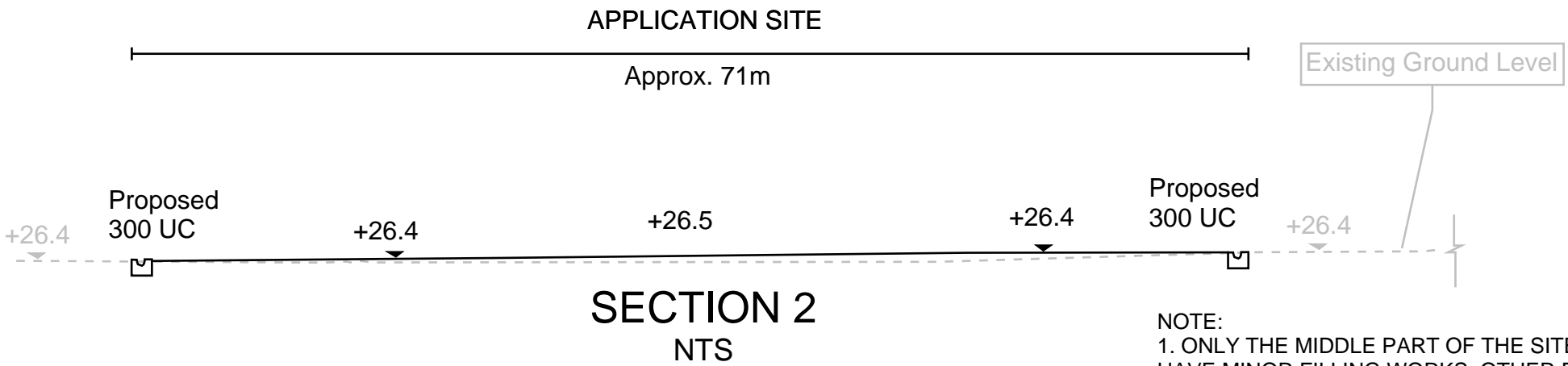
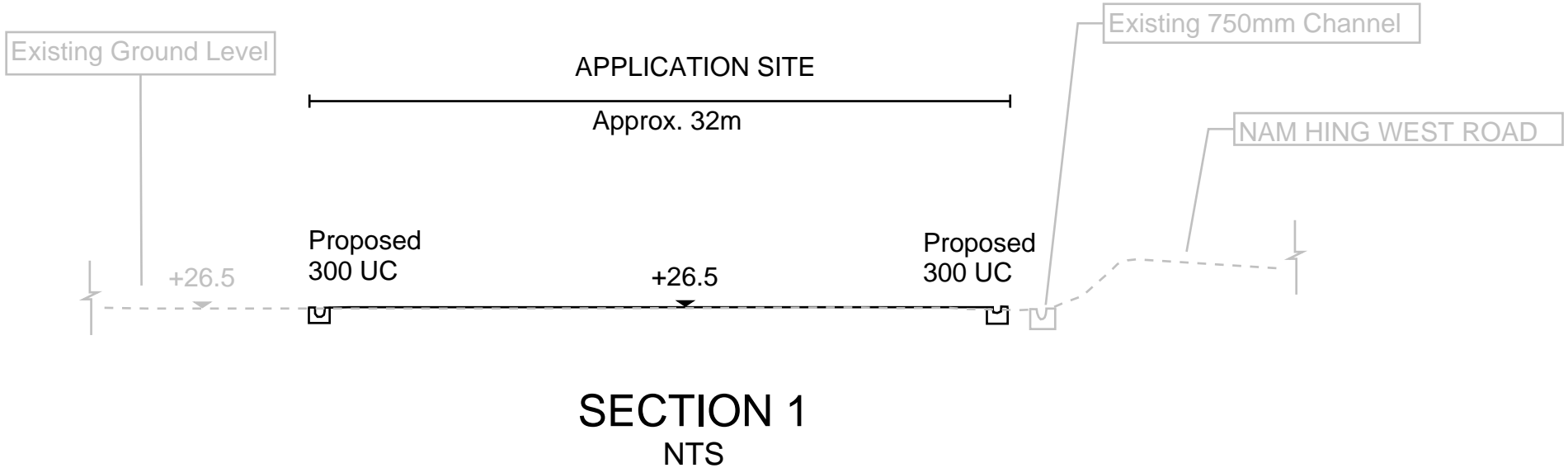


VIEW 5

Photos Record of
Surroundings



PROJECT:
Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 112, Shek Kong, Yuen Long, New Territories



NOTE:
1. ONLY THE MIDDLE PART OF THE SITE WOULD HAVE MINOR FILLING WORKS. OTHER PART OF THE SITE WOULD NOT BE FILLED UP.

SECTIONS

Appendix E

Runoff Estimation

$$i = \frac{a}{(t_d + b)^c}$$

where $t_d = 2.76 \text{ min}$

U Channel

Utilization	0.136 / 1.034	=	13.15	%	OK
-------------	---------------	---	--------------	---	----

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,856 m ²	(ABOUT)
COVERED AREA	: 409 m ²	(ABOUT)
UNCOVERED AREA	: 2,447 m ²	(ABOUT)
PLOT RATIO	: 0.16	(ABOUT)
SITE COVERAGE	: 14 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 472 m ²	(ABOUT)
TOTAL GFA	: 472 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

PARKING AND LOADING / UNLOADING PROVISIONS

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

FIRE SERVICE INSTALLATIONS

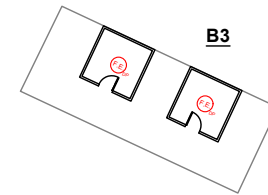
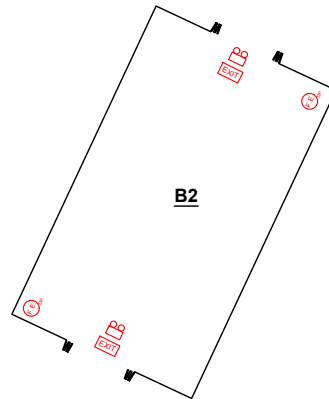
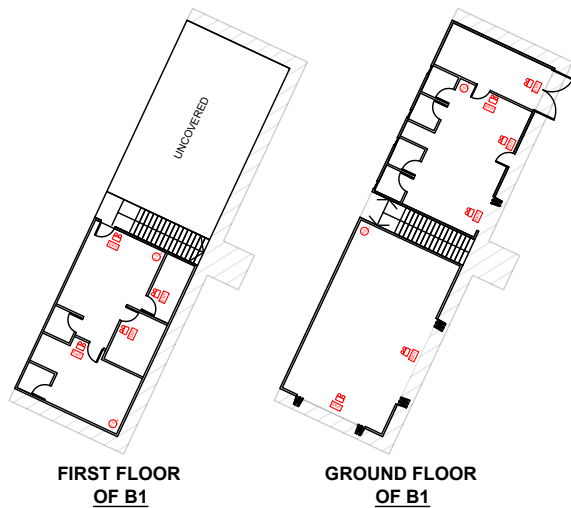
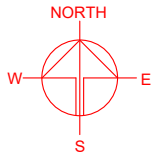
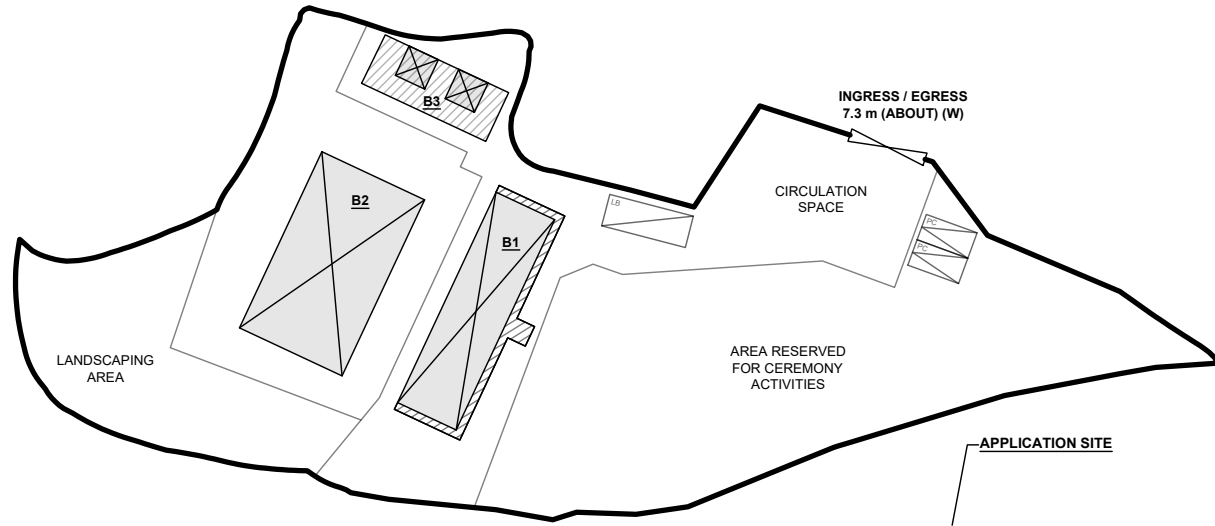
-  EMERGENCY LIGHT
-  EXIT SIGN
-  5 KG DRY POWER TYPE FIRE EXTINGUISHER

FS NOTES:







- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	CEREMONY ACTIVITY ROOM, WASHROOM	157 m ² (ABOUT)#	220 m ² (ABOUT)#	7 m (ABOUT)(2-STOREY)
B2	SITE OFFICE AND STORE ROOM	189 m ² (ABOUT)	189 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B3	CEREMONY ACTIVITY ROOM* RAIN SHELTER, WASHROOM AND STORE ROOM	63 m ² (ABOUT)	63 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		409 m ² (ABOUT)	472 m ² (ABOUT)	

*STRUCTURE B2 IS A RETRACTABLE MARQUEE
#GFA OF STRUCTURE B1 - 157m² (G/F) + 63 m² (1/F) = 220m²



LEGEND

-  APPLICATION SITE
-  STRUCTURE (ENCLOSED)
-  STRUCTURE (NOT ENCLOSED)
-  PARKING SPACE (PC)
-  LOADING / UNLOADING SPACE (LB / LGV)
-  INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 / 400 @ A4

DRAWN BY

MN

DATE

1.2.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FSIs PROPOSAL

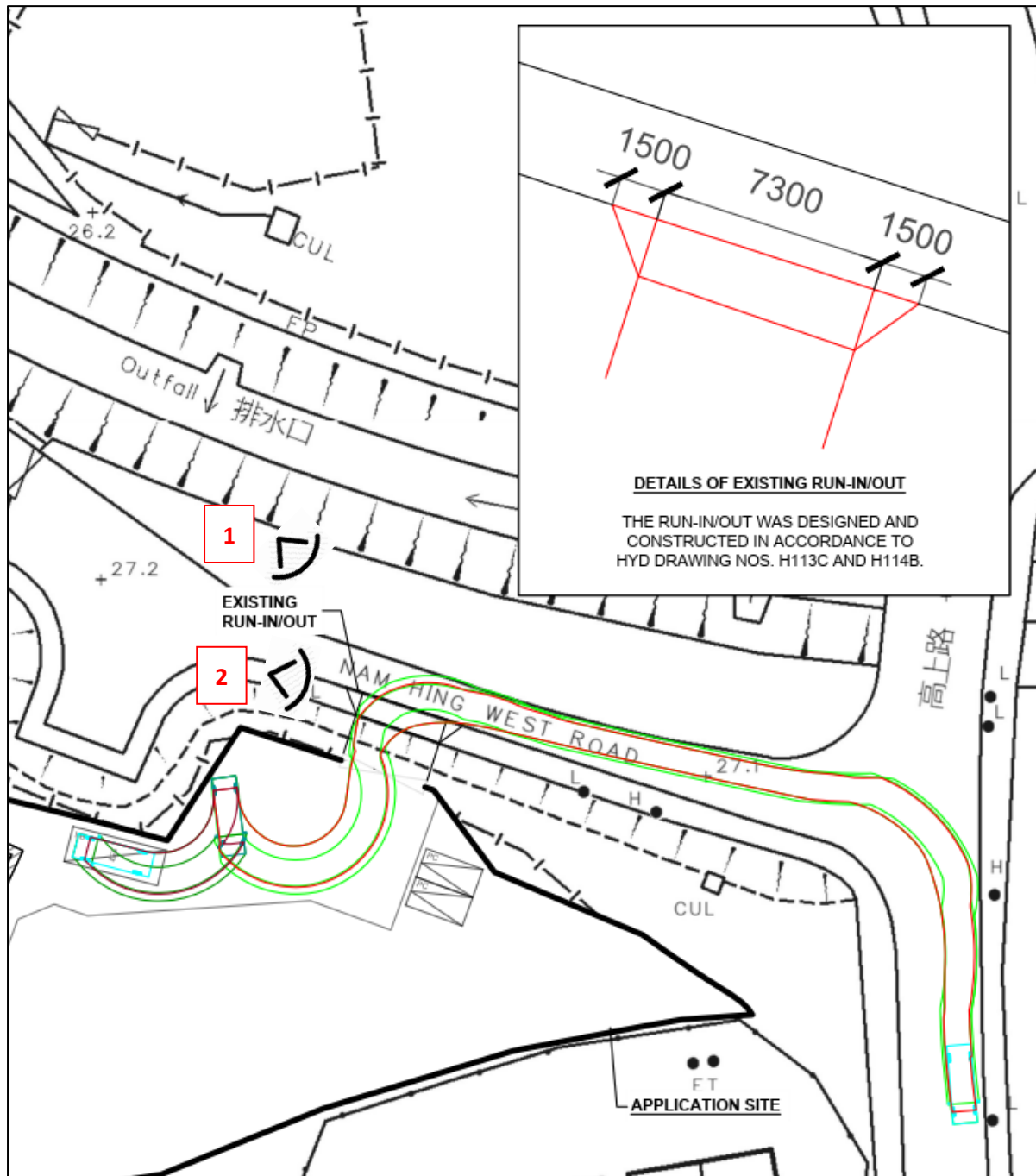
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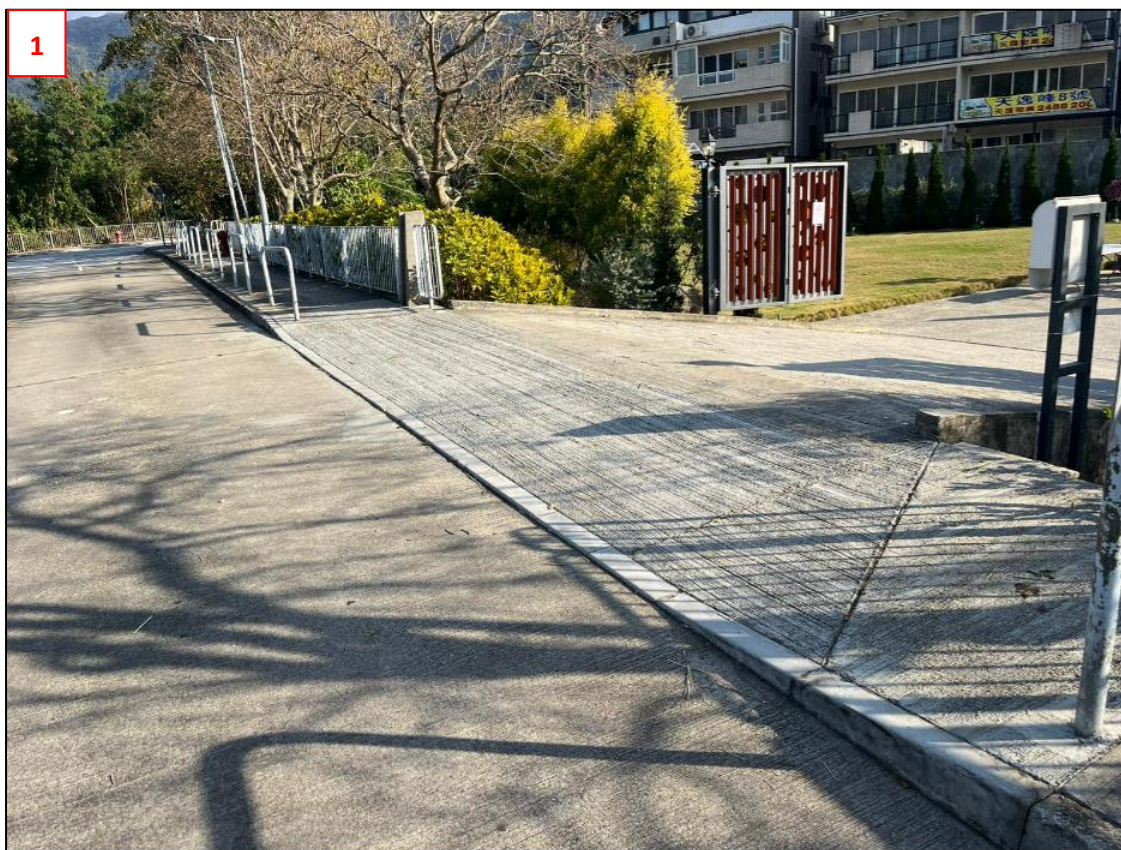
APPENDIX II

VER.

001

Appendix III – Photographic Records of the Existing Run-In/Out





LOCATION OF THE APPLICATION SITE

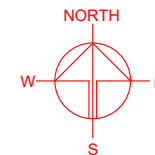
APPLICATION SITE AREA : 2,856 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM KAM SHEUNG ROAD VIA KO SHEUNG ROAD AND NAM HING ROAD WEST

APPLICATION SITE

ACCESSIBLE FROM KAM
SHEUNG ROAD VIA KO
SHEUNG ROAD AND NAM HING
ROAD WEST



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 112,
SHEK KONG, YUEN LONG, NEW
TERRITORIES

SCALE

1:2000 @ A4

DRAWN BY

MN

DATE

1.2.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

LEGEND

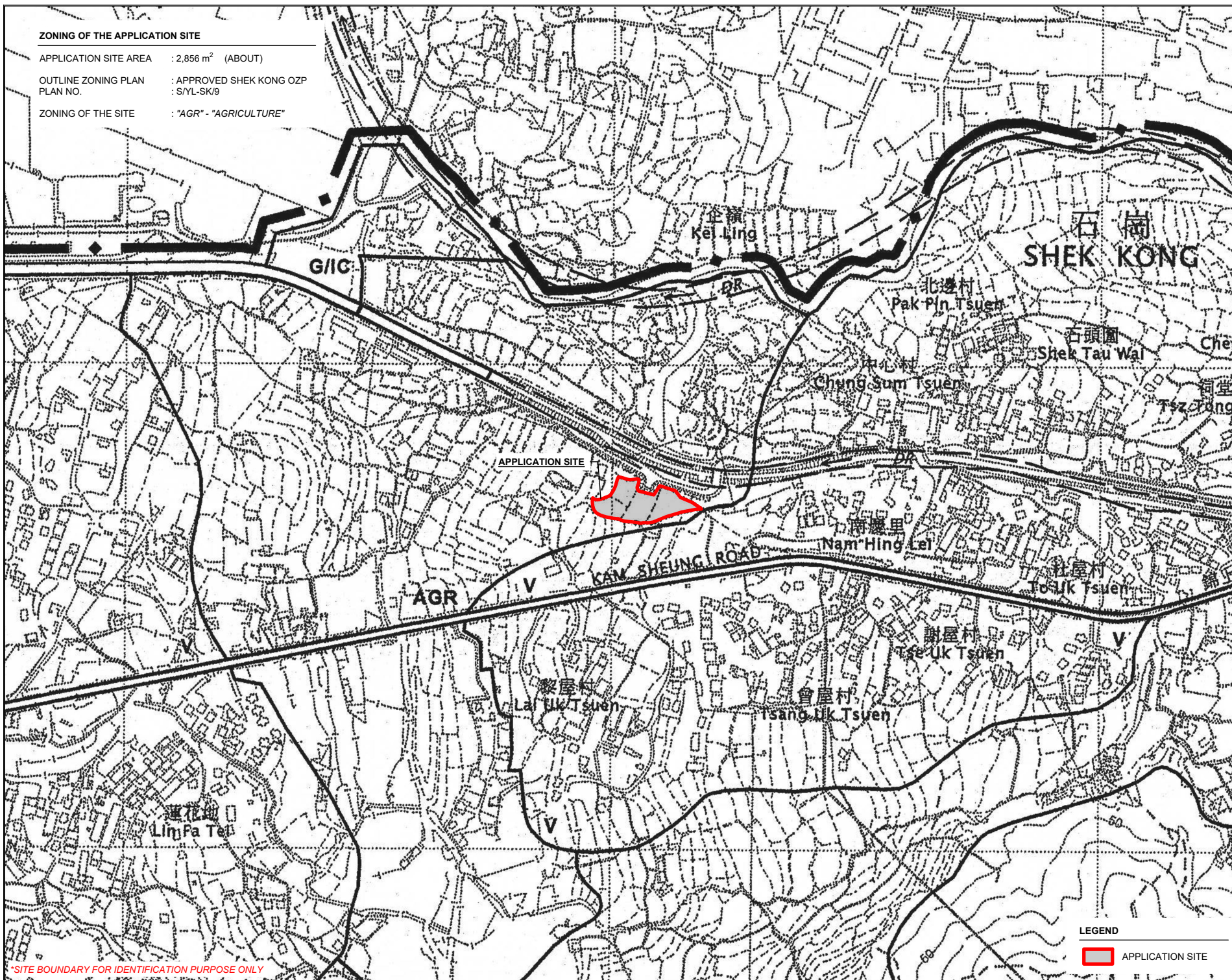
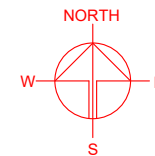


APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,856 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED SHEK KONG OZP
PLAN NO. : S/YL-SK/9
ZONING OF THE SITE : "AGR" - "AGRICULTURE"



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

1.2.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

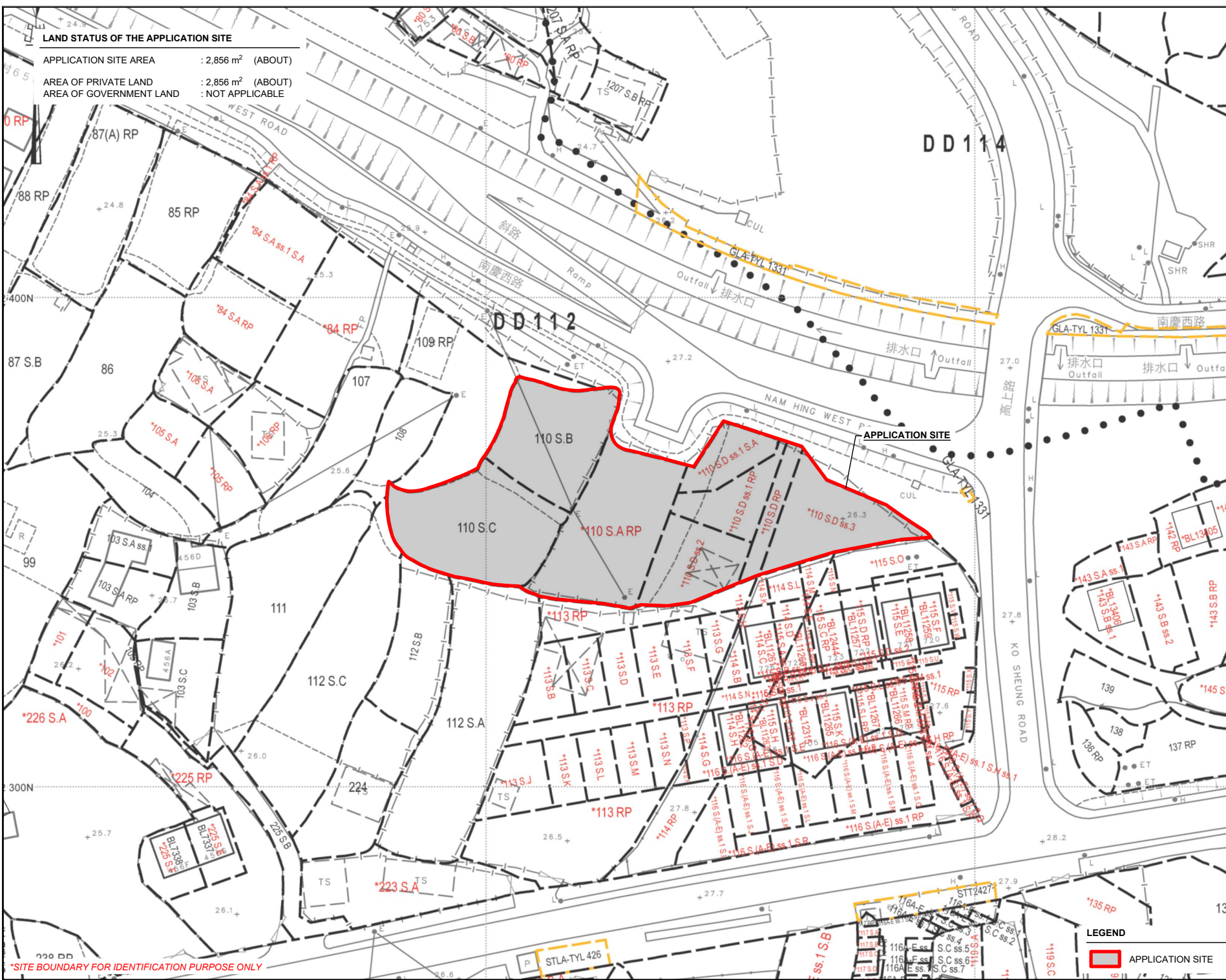
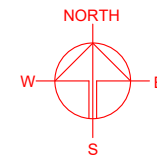
PLAN 2

VER.

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,856 m² (ABOUT)
 AREA OF PRIVATE LAND : 2,856 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

APPLICATION SITE

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

1.2.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

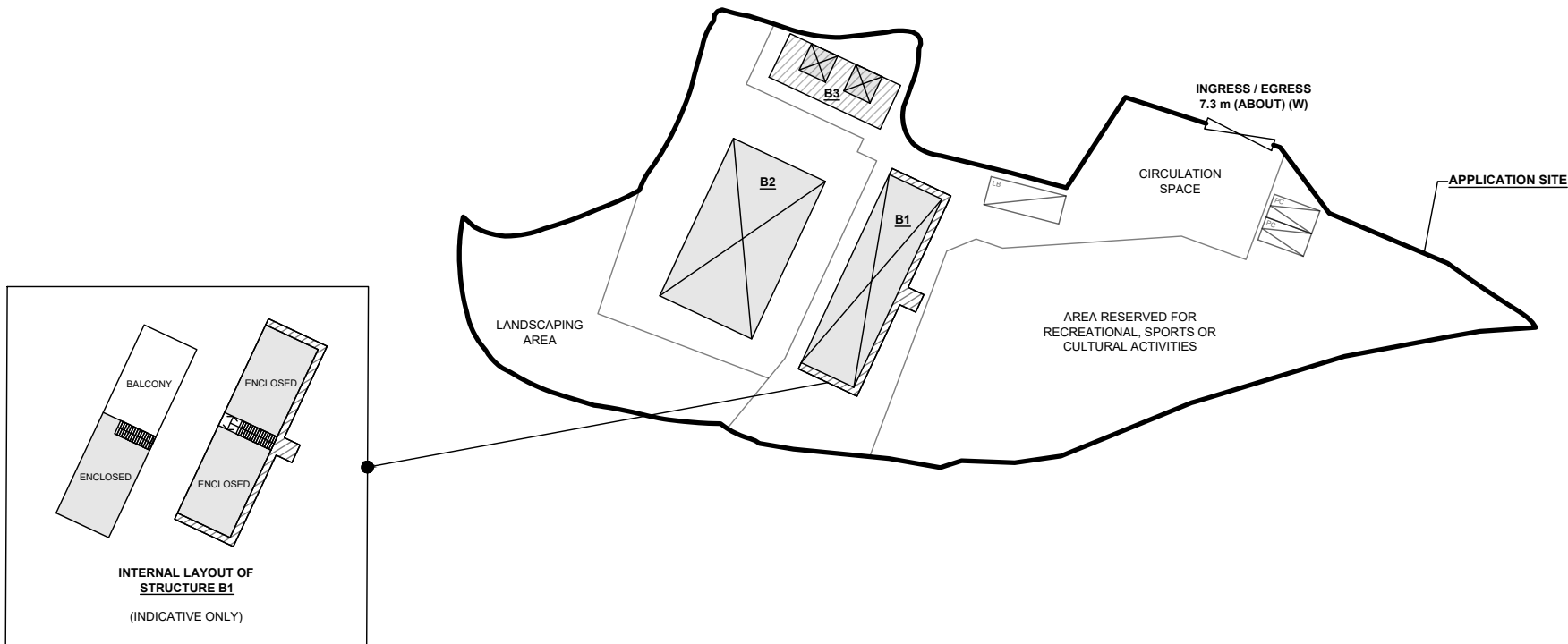
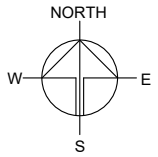
001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,856 m ²	(ABOUT)
COVERED AREA	: 409 m ²	(ABOUT)
UNCOVERED AREA	: 2,447 m ²	(ABOUT)
PLOT RATIO	: 0.16	(ABOUT)
SITE COVERAGE	: 14 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 472 m ²	(ABOUT)
TOTAL GFA	: 472 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ACTIVITY ROOM, WASHROOM, SITE OFFICE AND STORE ROOM	157 m ² (ABOUT) [#]	220 m ² (ABOUT) [#]	7 m (ABOUT)(2-STOREY)
B2	ACTIVITY ROOM*	189 m ² (ABOUT)	189 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B3	RAIN SHELTER, WASHROOM AND STORE ROOM	63 m ² (ABOUT)	63 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		409 m ² (ABOUT)	472 m ² (ABOUT)	

*STRUCTURE B2 IS A RETRACTABLE MARQUEE

[#]GFA OF STRUCTURE B1 - 157m² (G/F) + 63 m² (1/F) = 220m²

PARKING AND LOADING / UNLOADING PROVISIONS

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

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (NOT ENCLOSED)
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LB / LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

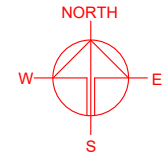
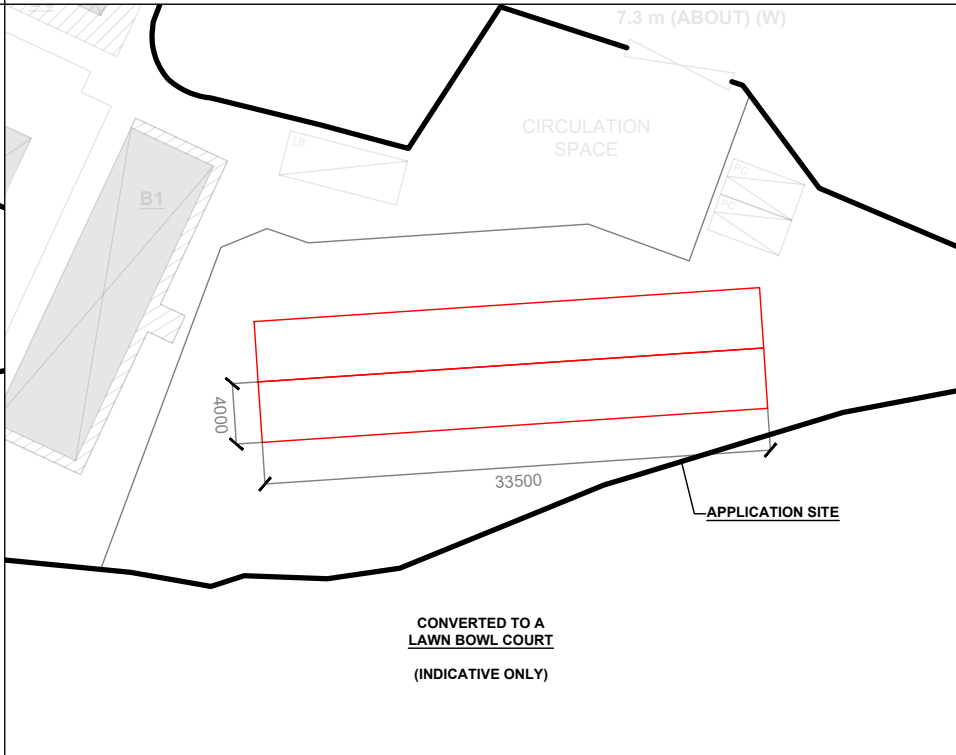
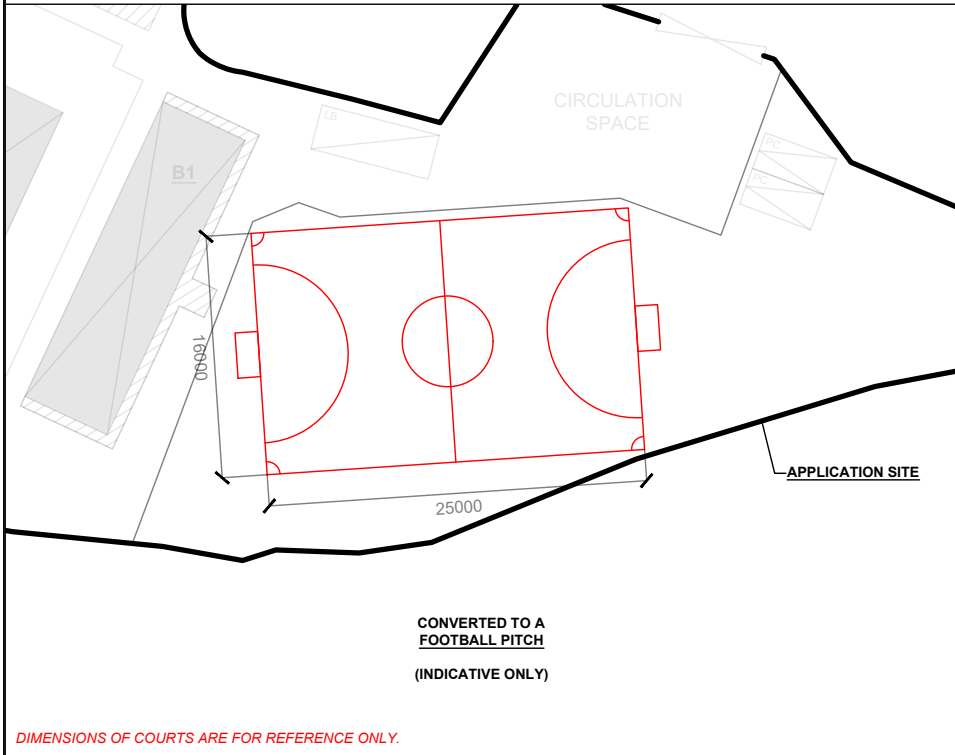
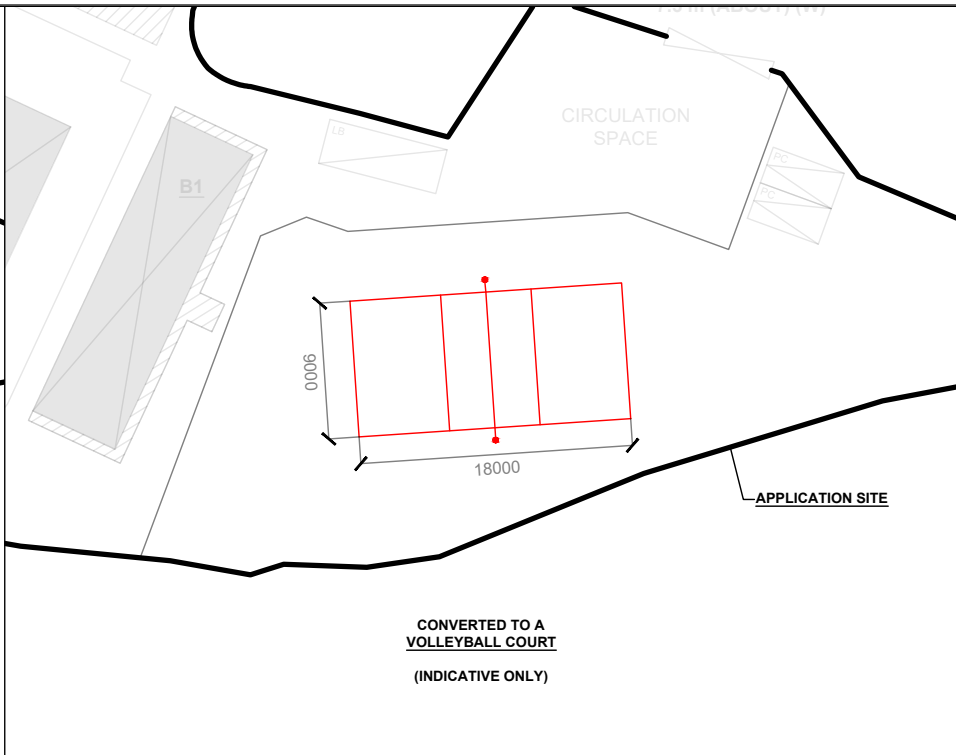
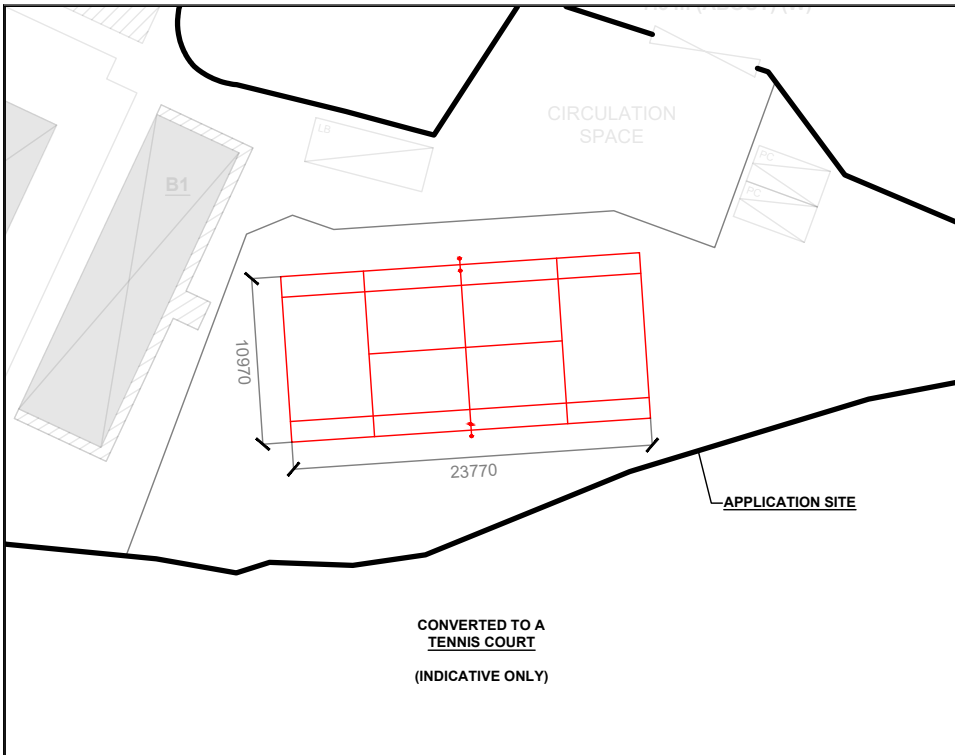
SCALE

1 : 700 @ A4

DRAWN BY	DATE
MN	6.11.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	001



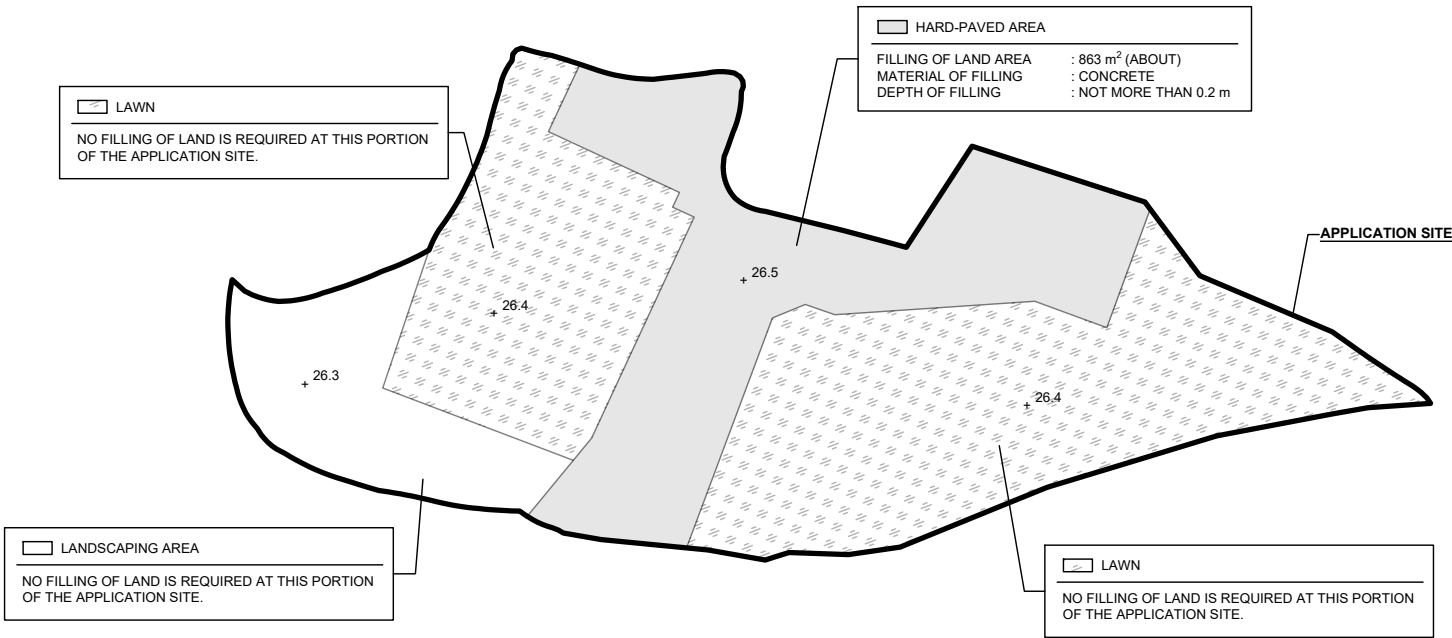
PLANNING CONSULTANT	
PROJECT	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	
SITE LOCATION	
VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 500 @ A4	
DRAWN BY	DATE
MN	6.11.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
MULTI-PURPOSE AREA	
DWG NO.	VER.
PLAN 5	001

DIMENSIONS OF COURTS ARE FOR REFERENCE ONLY.

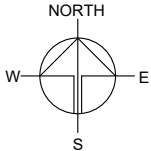
PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,856 m ²	(ABOUT)
COVERED BY STRUCTURE	: 409 m ²	(ABOUT)
EXISTING HARD-PAVED AREA	: 863 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
EXISTING SITE LEVELS	: +26.5 mPD (ABOUT)	
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE	
EXISTING LAWN AREA	: 1,623 m ²	(ABOUT)
EXISTING LANDSCAPING AREA	: 370 m ²	(ABOUT)

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



SITE LEVELS ARE FOR REFERENCE ONLY.



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY
MN
DATE
7.11.2024

REVISED BY
DATE

APPROVED BY
DATE

DWG. TITLE

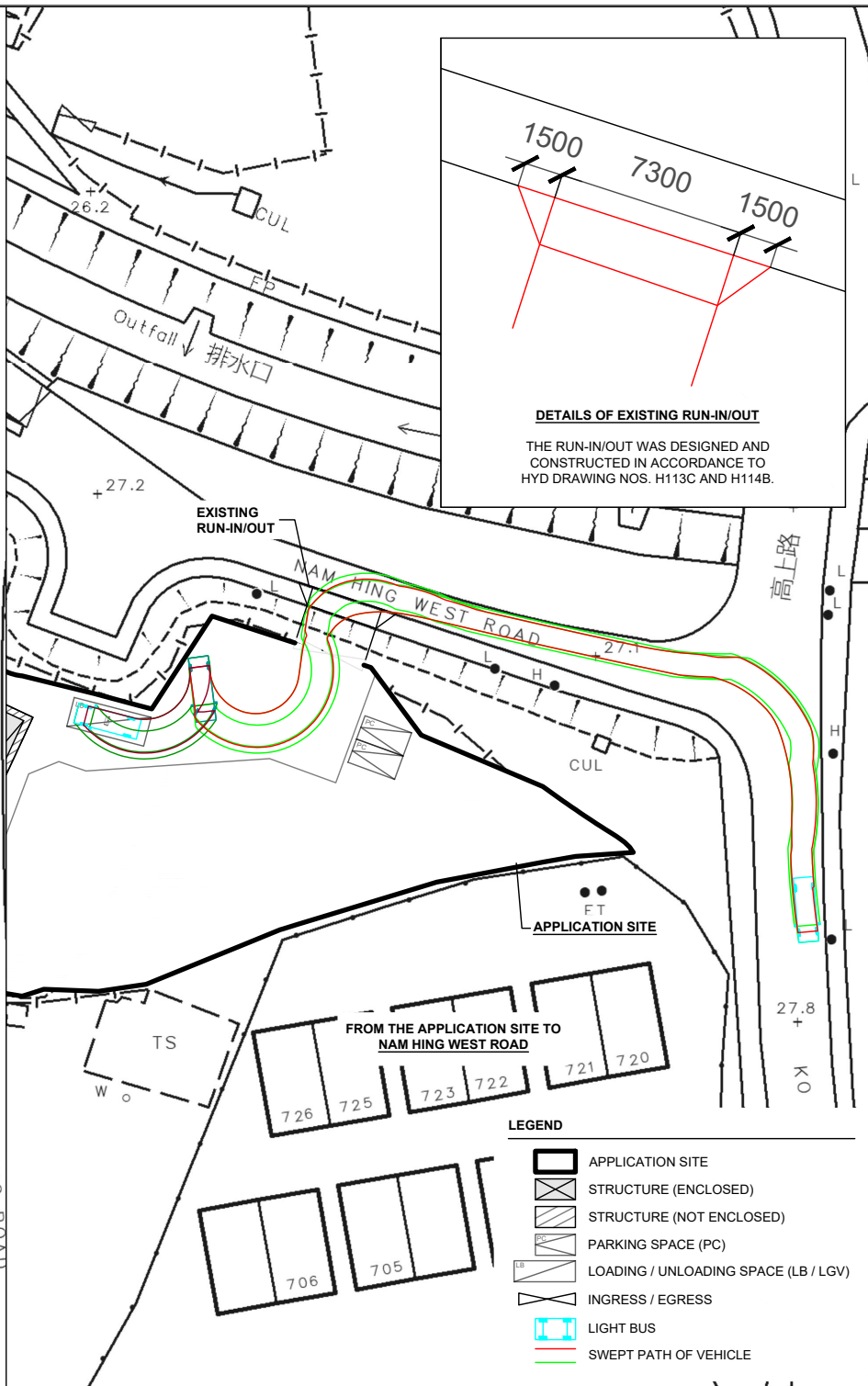
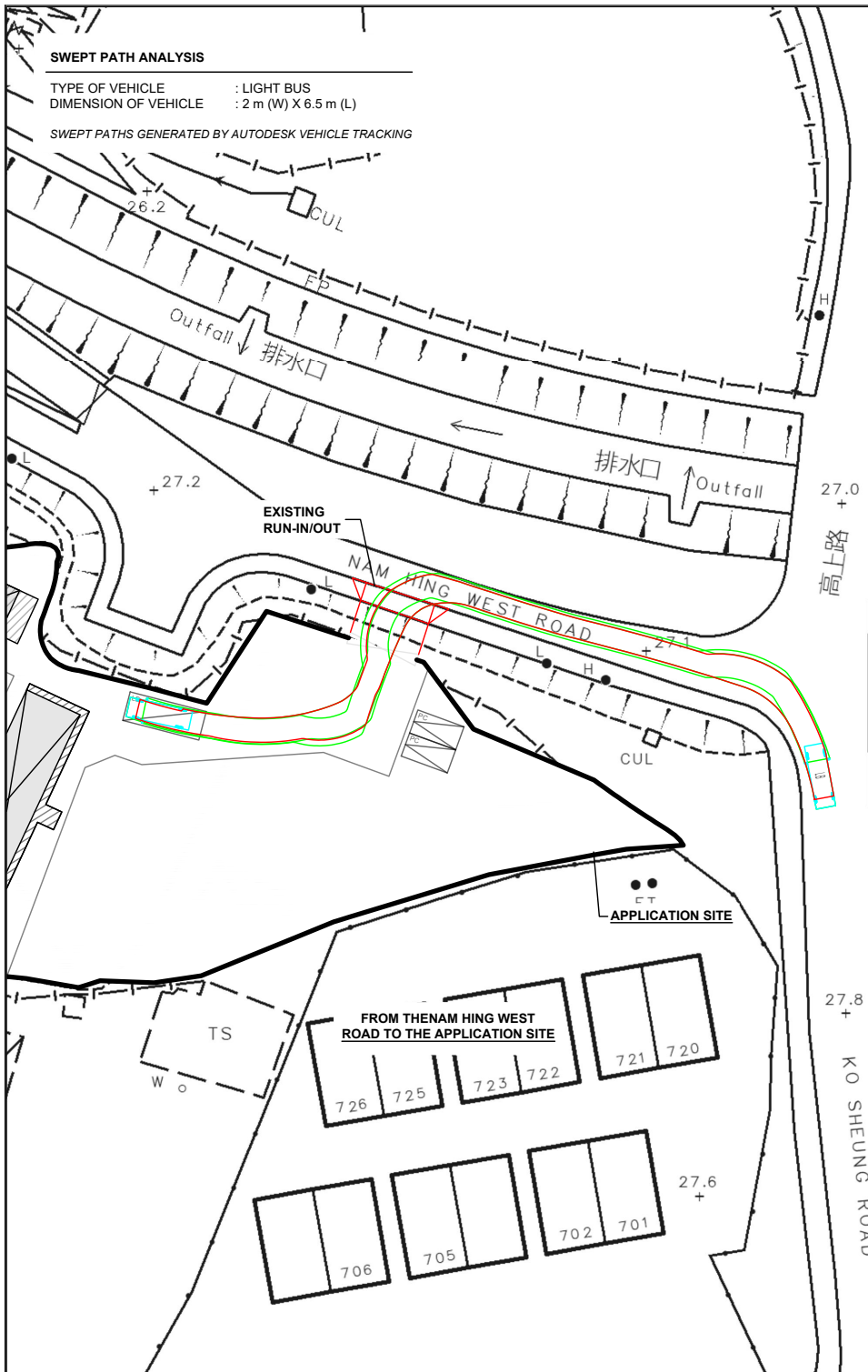
FILLING OF LAND

DWG NO.
PLAN 6
VER.
001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT BUS
 DIMENSION OF VEHICLE : 2 m (W) X 6.5 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

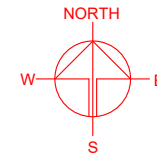


DETAILS OF EXISTING RUN-IN/OUT

THE RUN-IN/OUT WAS DESIGNED AND CONSTRUCTED IN ACCORDANCE TO HYD DRAWING NOS. H113C AND H114B.

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (NOT ENCLOSED)
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LB / LGV)
- INGRESS / EGRESS
- LIGHT BUS
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY

MN

DATE

7.11.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 7

VER.

001



盈卓物業
顧問有限公司

Our Ref.: DD112 Lot 110 S.A RP & VL
Your Ref.: TPB/A/YL-SK/400

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email

10 April 2025

Dear Sir,

1st Further Information

**Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,
Lots 110 S.A RP, 110 S.B, 110 S.C, 110 S.D ss.1 S.A, 110 S.D ss. 1 RP, 110 S.D ss.2, 110 S.D ss.3
and 110 S.D RP in D.D. 112, Shek Kong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-SK/400)

We write to submit further information in response to department comments of the subject application.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

A handwritten signature in black ink, appearing to read 'Christian CHIM', is written over a circular blue official stamp of R-Riches Property Consultants Limited.

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Karen CHAN [REDACTED])



Response-to-Comment

**Proposed Temporary Place of Recreation, Sports or Culture
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land
Lots 110 S.A RP, 110 S.B, 110 S.C, 110 S.D ss.1 S.A, 110 S.D ss. 1 RP, 110 S.D ss.2, 110 S.D ss.3
and 110 S.D RP in D.D. 112, Shek Kong, Yuen Long, New Territories**

(Application No. A/YL-SK/400)

(i) The applicant provides the following clarifications on the captioned application:

- due to the fact that the applicant's contractor did not construct the proposed run-in/out in accordance with Highways Department (HyD) Standard, the applicant was unable to comply with the approval condition in relation to the modification work proposal of the existing public footpath and associated street furniture under previous application No. A/YL-SK/306. The applicant has submitted a revised proposal for HyD's consideration (see Part 3 of the RtC table below). Upon acceptance by HyD, the applicant undertakes to reconstruct the run-in/out in accordance with the latest version of HyD Standard Drawings.; and
- the solar-voltaic panels installed above the structures at the application site only serve to support the operation of the proposed development.

(ii) A RtC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Fire Services (D of FS)		
(a)	Structures on the same site are regarded as adjoining structures if they are less than 1.8 m apart. In this regard, sprinkler system, modified hose reel system, fire alarm system, emergency lighting, directional and exit signs and portable fire extinguishers shall be provided to Structures B1 and B2 as the total floor area exceeds 230 m ² ; and	Kindly note that Structures B1 and B2 are about 5.7 m apart. As such, the floor area of each structure should be considered separately, where no structure has exceeded the total floor area of 230 m ² . Illustrations of the distance between each structure have been added onto the enclosed revised fire service installations (FSI) proposal at Annex 1 .
(b)	The standards and specification of the proposed directional and exit signs shall be revised to 'BS 5266-1:2016 and the FSD Circular Letter No. 5/2008'.	Noted. Please refer to the revised FSI proposal at Annex 1 .

Departmental Comments		Applicant's Responses
2. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD)		
(a)	Please refer to the Stormwater Drainage Manual Corrigendum No. 1/2024 (26 March 2024) for the design calculations.	Noted. Please refer to the updated design calculation in the revised drainage proposal at Annex 2 .
(b)	Please refer to the Stormwater Drainage Manual Corrigendum No. 1/2022 and take into account the rainfall increase due to climate change for the design calculations.	Noted. Further to the discussion with DSD, the rainfall increase of 11.1% is adopted.
(c)	According to section 6.6.1 of the Stormwater Drainage Manual, the impact of a 50-year event should be assessed in the planning and design of village system to check whether a higher standard than 10 years is justified.	Noted. 1 in 50 year event is adopted. Please refer to the updated design calculation in the revised drainage proposal.
(d)	The application site is in the vicinity of an existing channel. The applicant shall be required to place all the proposed works 3m away from the top of the bank of the channel. All the proposed works in the vicinity of the channel should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to my satisfaction.	Noted.
(e)	Please show the C.L at the starting points of the proposed drainage channels.	Noted. Please refer to updated Figure 3 in the revised drainage proposal.
(f)	Please show the connection details at discharge point and indicate all C.L., I.L. and catchpit/watercourse bottom level in the drawing.	Noted. Please refer to updated Figure 3 in the revised drainage proposal.
(g)	Colour photos to indicate the current conditions of the existing drainage facilities i.e. the existing 300 u-channels in zones A1 and A2 should be included in the submission. The photos taken locations and angles should be shown on the layout plan.	Further to the discussion with DSD, please note the existing 300 channels would be upgraded and would not be used. The existing channels would be replaced by an upgraded channel.

(h)	Where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	Noted.
(i)	The applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land outside the application site.	Noted.
(j)	The applicant should submit form HBP1 to this Division for application of technical audit for any proposed connection to DSD's drainage facilities.	Noted.

Departmental Comments		Applicant's Responses
3. Comments of the Chief Highway Engineer/New Territories West (CHE/NTW), HyD		
(a)	Please note that HyD shall not be responsible for the maintenance of any access connecting the application site and Nam Hing West Road.	Noted.
(b)	If the proposed access on Nam Hing West Road is approved by TD, the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement.	The applicant has submitted a revised run-in/out proposal (Annex 3) for HyD's consideration. Upon acceptance by HyD, the applicant undertakes to reconstruct the run-in/out in accordance with the latest version of HyD Standard Drawings.
(c)	From highways maintenance point of view, the run-in/out proposal on Page 30 of Appendix III of the planning statement is considered not acceptable given its lack of the necessary construction details. The existing run-in/out as pictured in the application were constructed under the previous application No. A/YL-SK/306 and they have not been accepted by this office from highways maintenance point of view. The as-built dimension was also found not consistent with that indicated on Page 30. The applicant should be reminded that it is his responsibility to provide proper run-in/out access to the site as soon as possible for the sake of road user's safety on public roads.	
(d)	Adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains.	Noted. The applicant has submitted a drainage appraisal for the consideration by CE/MN, DSD. Please refer to Part 2 of this table.

- (iii) In order to reflect the revised dimension in the run-in/out proposal, the applicant has submitted the revised layout plan and swept path analysis to rectify the width of the ingress/egress of the application site. The revised plans are enclosed at **Annex 4**.

Annex 1

Revised FSI Proposal

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,856 m ²	(ABOUT)
COVERED AREA	: 409 m ²	(ABOUT)
UNCOVERED AREA	: 2,447 m ²	(ABOUT)
PLOT RATIO	: 0.16	(ABOUT)
SITE COVERAGE	: 14 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 472 m ²	(ABOUT)
TOTAL GFA	: 472 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

PARKING AND LOADING / UNLOADING PROVISIONS

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

FIRE SERVICE INSTALLATIONS

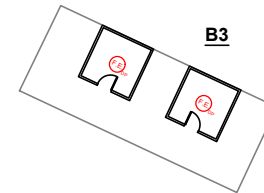
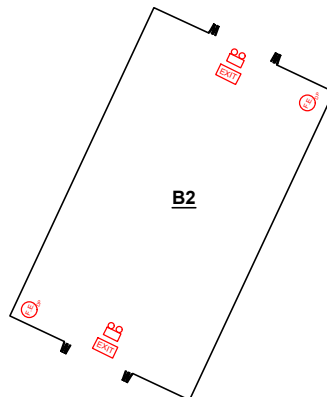
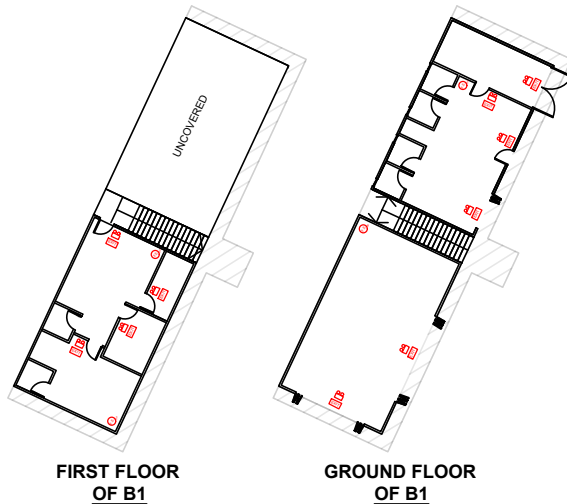
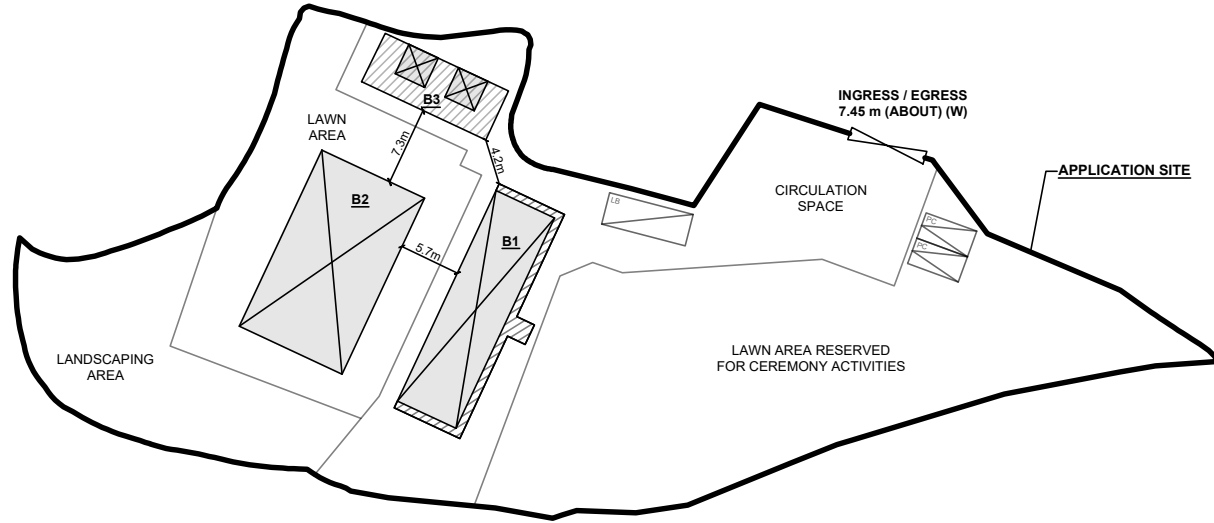
-  EMERGENCY LIGHT
-  EXIT SIGN
-  5 KG DRY POWER TYPE FIRE EXTINGUISHER

FS NOTES:







- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021.
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND THE FSD CIRCULAR LETTER NO. 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

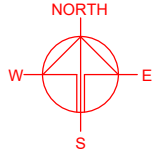
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	CEREMONY ACTIVITY ROOM, WASHROOM	157 m ² (ABOUT)*	220 m ² (ABOUT)*	7 m (ABOUT)(2-STOREY)
B2	SITE OFFICE AND STORE ROOM	189 m ² (ABOUT)	189 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B3	CEREMONY ACTIVITY ROOM*	63 m ² (ABOUT)	63 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		409 m ² (ABOUT)	472 m ² (ABOUT)	

*STRUCTURE B2 IS A RETRACTABLE MARQUEE
 #GFA OF STRUCTURE B1 - 157m² (G/F) + 63 m² (1/F) = 220m²



LEGEND

-  APPLICATION SITE
-  STRUCTURE (ENCLOSED)
-  STRUCTURE (NOT ENCLOSED)
-  PARKING SPACE (PC)
-  LOADING / UNLOADING SPACE (LB / LGV)
-  INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 / 400 @ A4

DRAWN BY	DATE
MN	1.2.2024
REVISED BY	DATE
CC	5.2.2024
APPROVED BY	DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO.	VER.
ANNEX 1	001

Annex 2

Revised Drainage Proposal

Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 112, Shek Kong, Yuen Long, New Territories

Drainage Appraisal

February 2025

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1. Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 110 S.A RP, 110 S.B, 110 S.C, 110 S.D ss.1 S.A, 110 S.D ss.1 RP, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112, Shek Kong, Yuen Long, New Territories (the Site) for 'Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land' (Proposed Development).
- 1.1.2 This Drainage Proposal is to support the planning application for the proposed use.

1.2 The Site

- 1.2.1 The Application Site at Shek Kong has an area of about 2,856 m². It situates Nam Hing West Road and Ko Sheung Road. The site is currently an unused grassland. The site location plan is shown in **Figure 1**.
- 1.2.2 The existing ground level of the site is approx. +26.4 mPD and it is intended to maintain similar site levels in the development. The site and the surrounding are generally flat, the ground levels are similar.
- 1.2.3 There is an existing public 750 mm U Channel by the side of Nam Hing West Road. Existing Drainage Plan is shown in **Figure 2** for reference.
- 1.2.4 There are asbuilt 300mm U Channels (gradient 1 in 100) within the development area. The asbuilt drainage in green solid line are shown in **Figure 3**.
- 1.2.5 Proposed Development Layout plan is shown in **Appendix B** for reference.

2. Development Proposal

2.1 The Proposed Development

- 2.1.1 The total site area is approximately 2,856 m². The indicative development schedule is summarized in **Table 1** below for technical assessment purpose.

Proposed Development	
Total Site Area (m ²)	2,856
Paved Area (m ²)*	1,052

Table 1 - Key Development Parameters

* Please refer to **Appendix B** and Catchment Plan in **Figure 4**

3. Assessment Criteria

- 3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this DIA. The recommendation is summarized in **Table 2** below.

Description	Design Return Periods
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage Including Internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

Table 2– Design Return Periods under SDM

- 3.1.2 The proposed village drainage system intended to collect runoff from the internal site and discharge to existing nearby public drainage system. **1 in 50** years return period is adopted for the drainage design.

3.1.3 Stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.

1. Intensity-Duration-Frequency Relationship – The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

$$i = \frac{a}{(t_d + b)^c}$$

The site is located within the HKO Headquarters Rainfall Zone. Therefore, for 1 in 50 years return period, the following values are adopted.

a	=	505.5
b	=	3.29
c	=	0.355

(Corrigendum No.1/2024)

2. The peak runoff is calculated by the Rational Method
i.e. $Q_p = 0.278CiA$

where	Q_p	=	peak runoff in m ³ /s
	C	=	runoff coefficient (dimensionless)
	i	=	rainfall intensity in mm/hr
	A	=	catchment area in km ²

3. The run-off coefficient (C) of surface runoff are taken as follows:

- Paved Area: C = 0.95
- Unpaved Area: C = 0.35

4. Manning's Equation is used for calculation of velocity of flow inside the channels:

$$\text{Manning's Equation: } v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$$

Where,

V = velocity of the pipe flow (m/s)

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

$$\text{Colebrook-White Equation: } \underline{v} = -\sqrt{32gRS} \log \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}} \right)$$

where,

V	=	velocity of the pipe flow (m/s)
S _f	=	hydraulic gradient
k _f	=	roughness value (m)
v	=	kinematics viscosity of fluid
D	=	pipe diameter (m)
R	=	hydraulic radius (m)

4. Proposed Drainage System

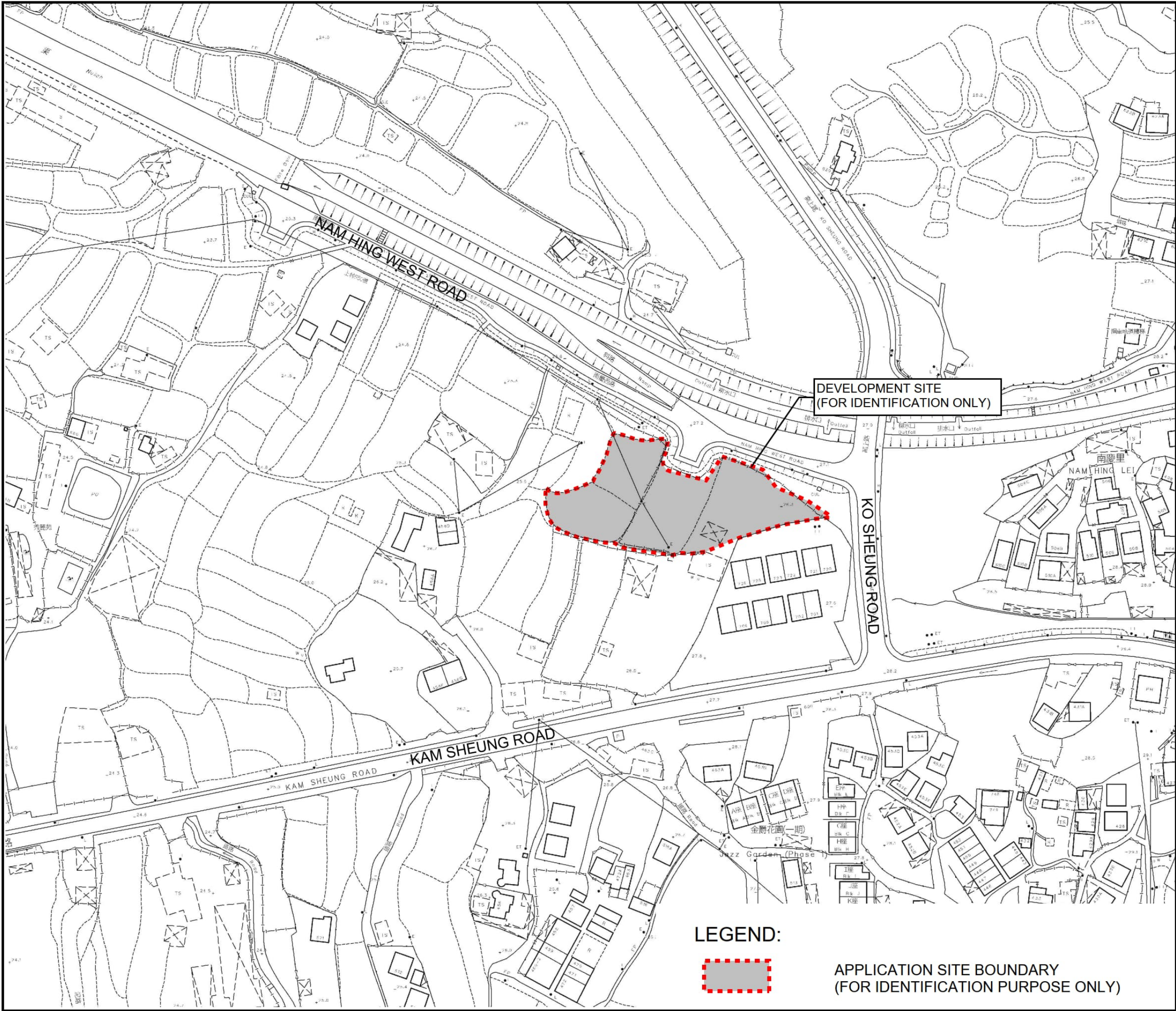
- 4.1.1 Proposed drainage system and existing asbuilt channels are designed/checked for collection of runoff from the application site and external catchment nearby. It is proposed to discharge to existing channel at Nam Hing West Road. The alignment, size and gradient of the proposed drains are shown in **Figure 3**. The catchment plan is shown in **Figure 4**.
- 4.1.2 The design calculations of proposed drains are shown in **Appendix A**.
- 4.1.3 The reference standard drawings of drains are shown in **Appendix C**.
- 4.1.4 Site photos of surroundings is shown in **Appendix D**.
- 4.1.5 Sections of the site is shows in **Appendix E**.
- 4.1.6 Capacity checking of existing 750mm channel is shown in **Appendix F**.

5. Conclusion

- 5.1.1 A drainage appraisal has been conducted for the Proposed Development. The surface runoff from the Application Site will be collected by the existing/proposed drains and discharged to the existing channel at Nam Hing West Road.
- 5.1.2 With the proposed drainage system, it is anticipated that there will be no significant drainage impact to the area after the implementation of the development.

- End of Text -

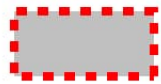
FIGURES



PROJECT:
Proposed Temporary Place of
Recreation, Sports or Culture
with Ancillary Facilities for a
Period of 3 Years and
Associated Filling of Land in “
Agriculture” Zone, Various
Lots in D.D. 112, Shek Kong,
Yuen Long, New Territories

DEVELOPMENT SITE
(FOR IDENTIFICATION ONLY)

LEGEND:

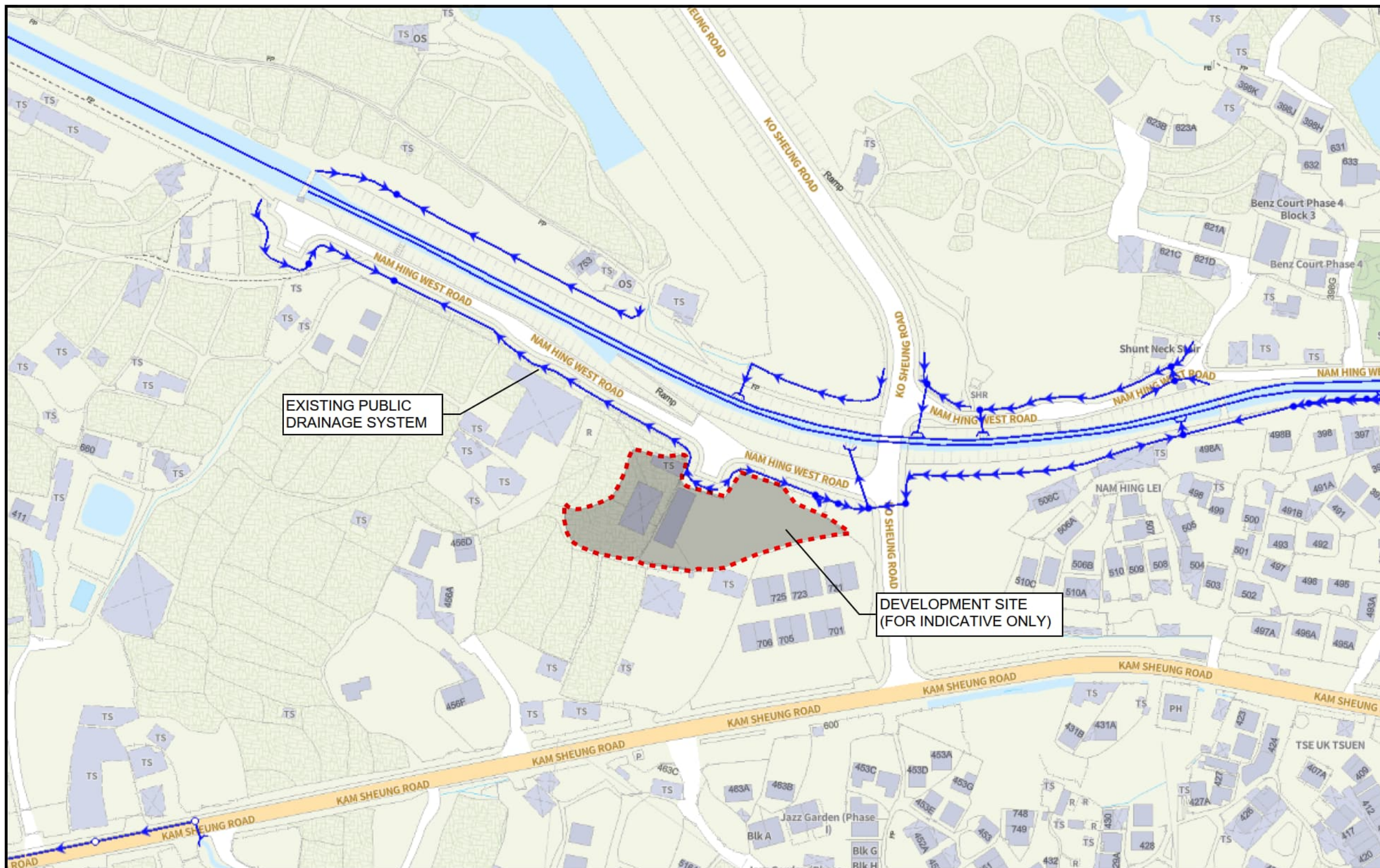


APPLICATION SITE BOUNDARY
(FOR IDENTIFICATION PURPOSE ONLY)

REV	DESCRIPTION	DATE
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DRAWING TITLE
SITE LOCATION PLAN

DRAWING NUMBER
FIGURE 1



PROJECT:
Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 112, Shek Kong, Yuen Long, New Territories

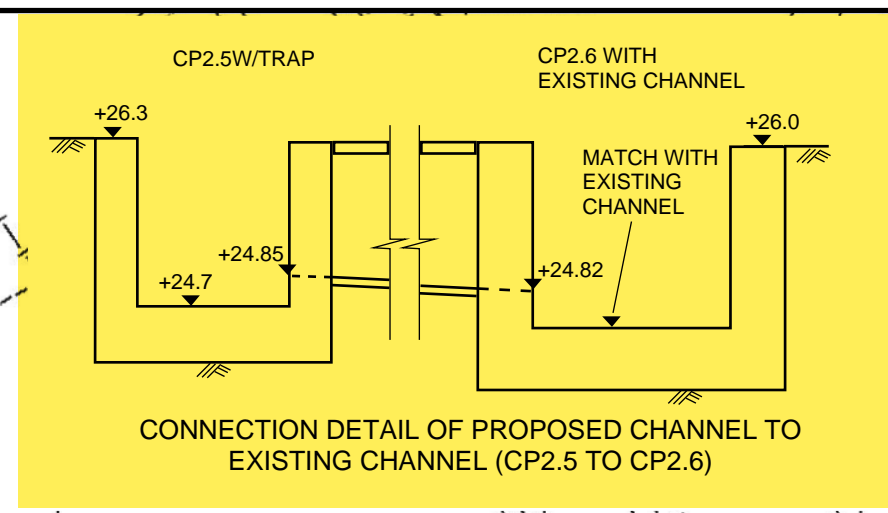
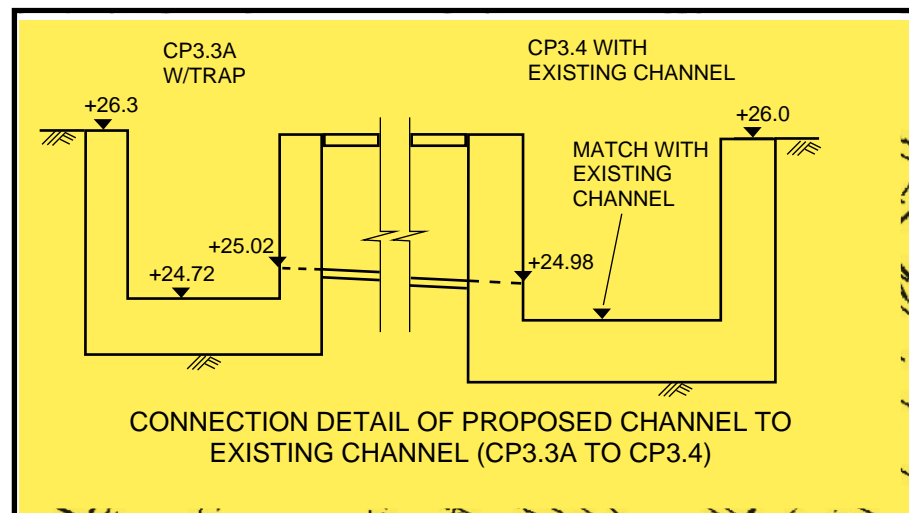
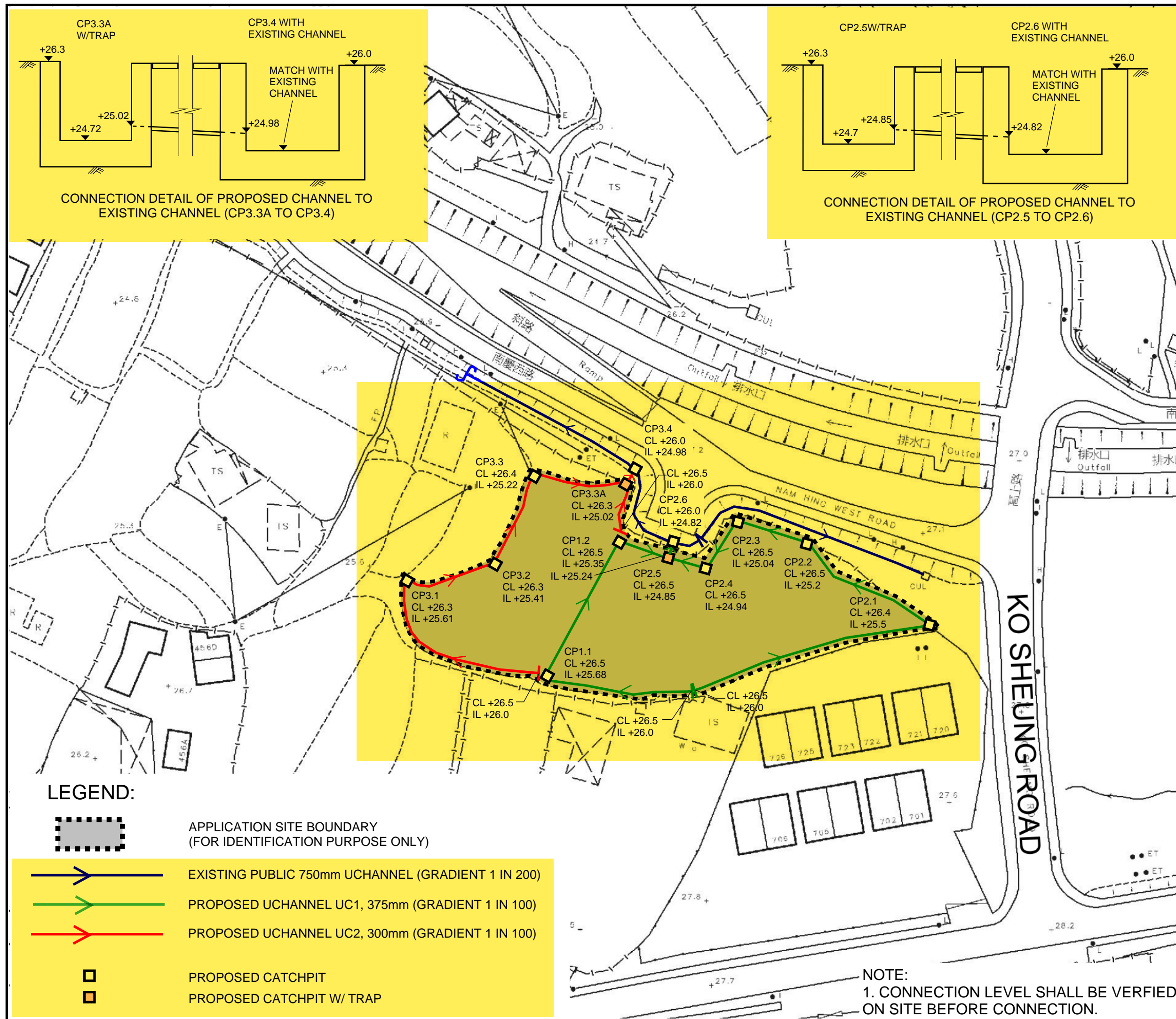
LEGEND:

	Combined Manhole		Tapping Point (Sewer)		Tapping Point (Storm)
	Overflow (Combined)		Sewer Terminal Manhole		Storm Water Terminal Manhole
	Pipe (Combined)		Catchpit		Tunnel Protection Zone (100m / 200m)
	Interface Valve Chamber		Inlet		Tunnel Protection Zone (General Range)
	Sewer Manhole		Storm Water Manhole		Tunnel / Box Culvert (Sewer)
	Oil / Petrol Interceptor		Outlet		Tunnel / Box Culvert (Storm)
	Overflow (Sewer)		Pipe (Storm)		
	Pipe (Sewer)		Sand Trap		

REV	DESCRIPTION	DATE
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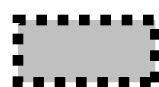
DRAWING TITLE
EXISTING DRAINAGE PLAN

DRAWING NUMBER
FIGURE 2



PROJECT:
Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 112, Shek Kong, Yuen Long, New Territories

LEGEND:



APPLICATION SITE BOUNDARY
(FOR IDENTIFICATION PURPOSE ONLY)



EXISTING PUBLIC 750mm UCHANNEL (GRADIENT 1 IN 200)



PROPOSED UCHANNEL UC1, 375mm (GRADIENT 1 IN 100)



PROPOSED UCHANNEL UC2, 300mm (GRADIENT 1 IN 100)



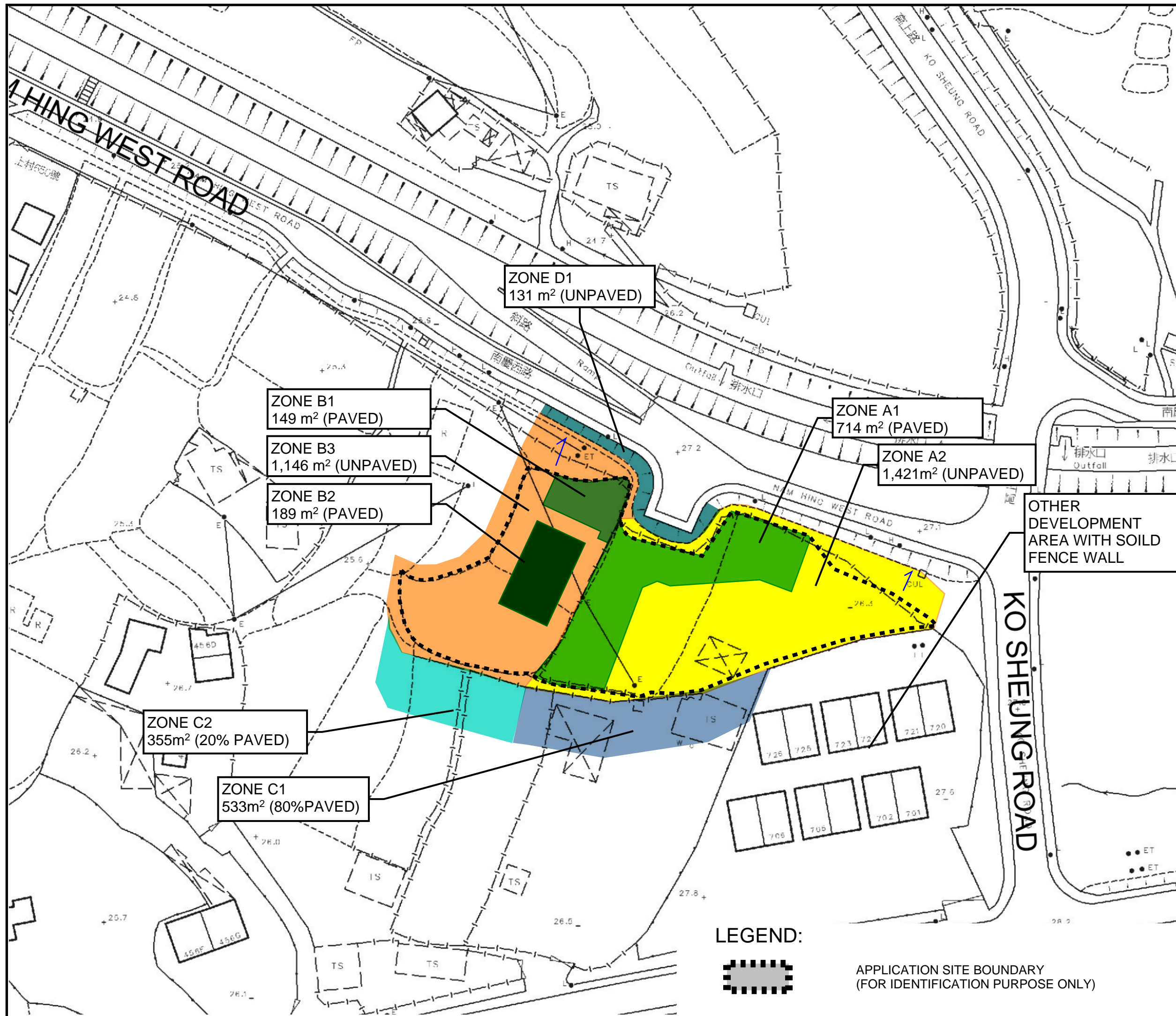
PROPOSED CATCHPIT



PROPOSED CATCHPIT W/ TRAP

NOTE:
1. CONNECTION LEVEL SHALL BE VERIFIED ON SITE BEFORE CONNECTION.

REV	DESCRIPTION	DATE
DRAWING TITLE PROPOSED DRAINAGE AND EXISTING ASBUILT DRAINAGE SYSTEM		
DRAWING NUMBER FIGURE 3		



PROJECT:
Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 112, Shek Kong, Yuen Long, New Territories

REV	DESCRIPTION	DATE
-----	-------------	------

DRAWING TITLE
CATCHMENT PLAN

DRAWING NUMBER
FIGURE 4A

Appendix

$(n = 0.014)$

where $t_d = 2.73$ min

Channel Size		375	(mm)
Gradient		1 in 100	
Area	$\pi \times 0.38^2 / 8 + 0.38 \times 0.38 / 2 =$	0.126	(m ²)
Wetted Perimeter	$\pi \times 0.38 / 2 + 0.38 / 2 \times 2 =$	0.964	(m)
R	$\frac{1}{\frac{R}{0} + \frac{1}{R^2} + \frac{1}{S_y^2}}$	0.130	(m)
Velocity		1.84	m/s
Capacity	Q = A x v	0.230	m ³ /s

Utilization	0.134 / 0.23	=	57.98	%	OK
-------------	--------------	---	-------	---	----

where $t_d = 2.73$ min

Channel Size		300	(mm)
Gradient		100	
Area	$\pi \times 0.3^2 / 8 + 0.3 \times 0.3 / 2 =$	0.080	(m2)
Wetted Perimeter	$\pi \times 0.3 / 2 + 0.3 / 2 \times 2 =$	0.771	(m)
R	$0.08 / 0.771 =$	0.104	(m)
Velocity $v = \frac{R^{2/3}}{n} S^{1/2}$		1.58	m/s
Capacity	Q = A x v =	0.127	m3/s

Utilization	0.073 / 0.127	=	57.76	%	OK
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Time of Concentration (by using B1, B2 and B3 for assessment purpose)

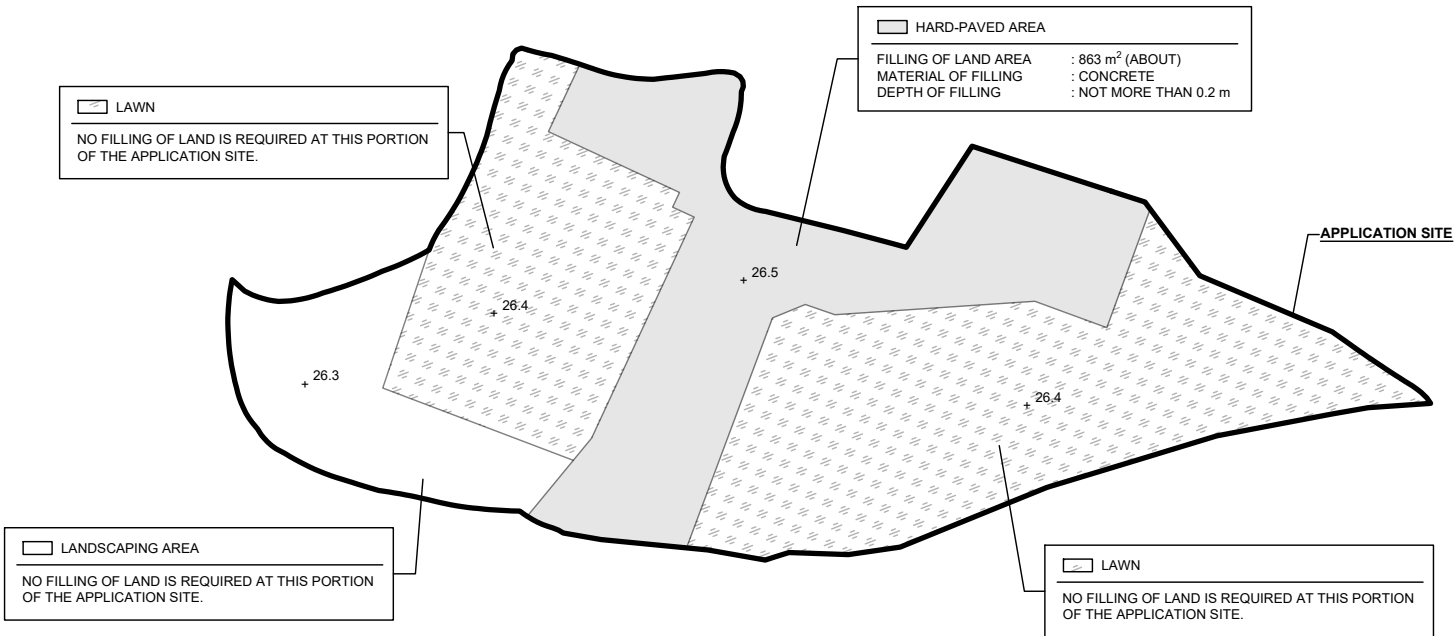
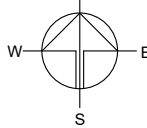
Catchment (B1, B2 and B3)	Flow Distance	Highest Level	Lowest Level	Gradient (per 100m) = (H1-H2)/L x 100	to (min) = $0.14465L / (H^{0.2} A^{0.1})$	tc = to + tf
A	L			H		
(m2)	(m)	(mPD)	(mPD)		(min)	(min)
1484	35	26.5	26.3	0.571	2.73	2.73

Appendix B - Proposed Development Layout Plan

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,856 m ²	(ABOUT)
COVERED BY STRUCTURE	: 409 m ²	(ABOUT)
EXISTING HARD-PAVED AREA	: 863 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
EXISTING SITE LEVELS	: +26.5 mPD (ABOUT)	
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE	
EXISTING LAWN AREA	: 1,623 m ²	(ABOUT)
EXISTING LANDSCAPING AREA	: 370 m ²	(ABOUT)

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



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

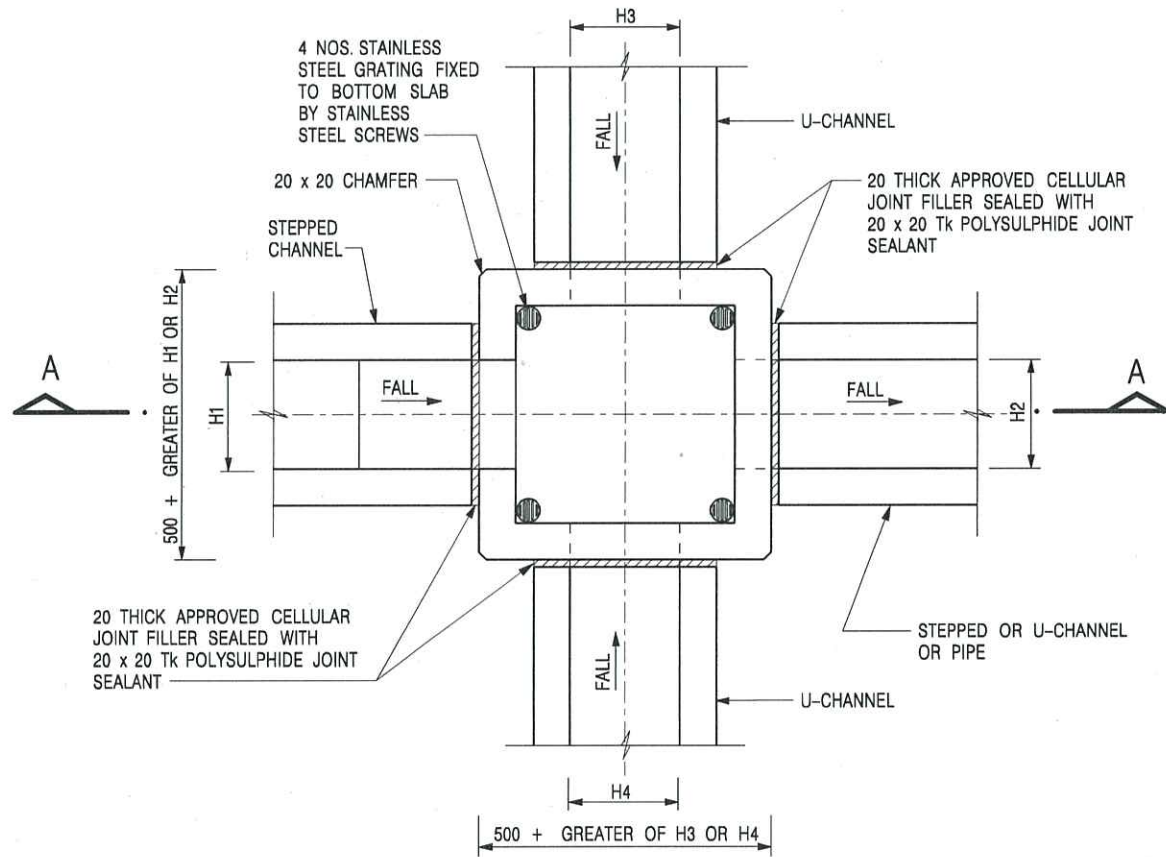
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

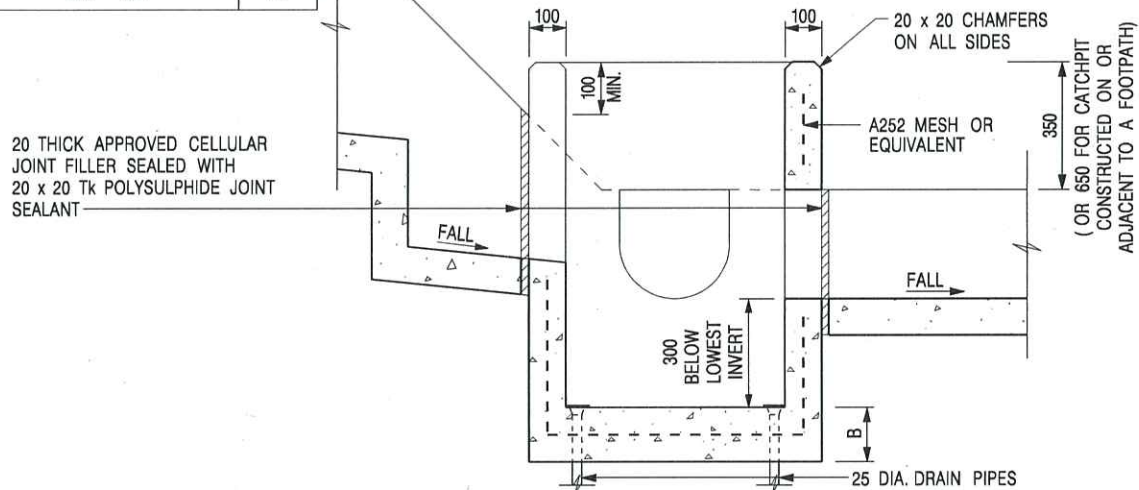
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DRAWN BY	DATE
MN	1.2.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
FILLING OF LAND	
DWG NO.	VER.
PLAN 5	001

Appendix C - Reference Drawings



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



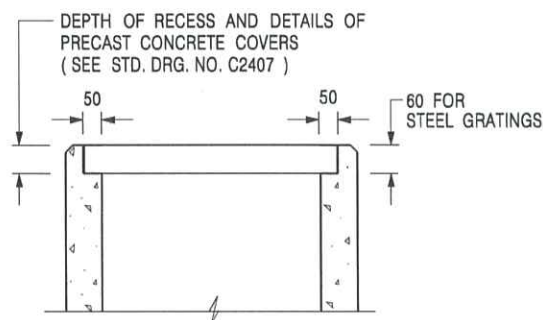
CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS**

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /2A

U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT

U-CHANNELS NOT CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT

U-CHANNELS CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT

U-CHANNELS NOT CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. ALL CONCRETE TO BE GRADE 20 /20.
 3. CONCRETE SURFACE FINISH SHALL BE CLASS U2,F2 OR BRUSHED FINISH AS DIRECTED.
 4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
 5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
 6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
 7. FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
 8. MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
 9. MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
 10. THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92
REF.	REVISION	SIGNATURE	DATE

DETAILS OF HALF-ROUND AND
U-CHANNELS (TYPE B – WITH
EROSION CONTROL MAT APRON)

卓越工程 建設香港



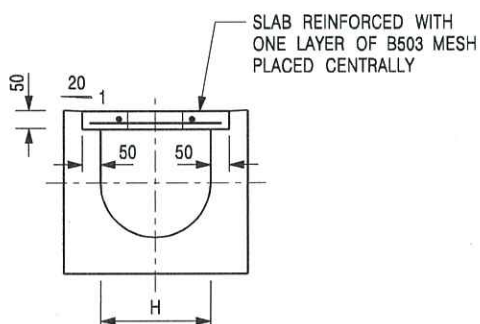
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE DIAGRAMMATIC

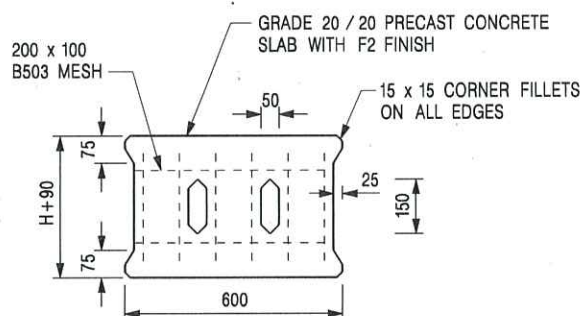
DATE JAN 1991

DRAWING NO.
C24101

We Engineer Hong Kong's Development



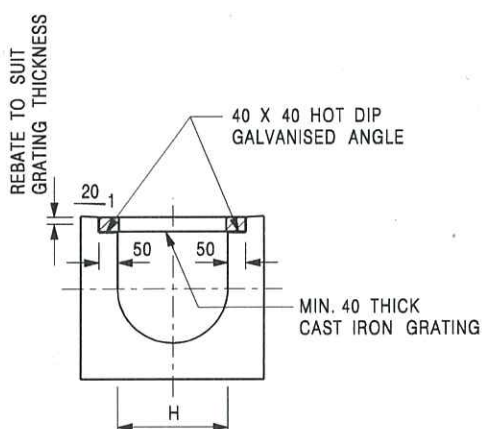
TYPICAL SECTION



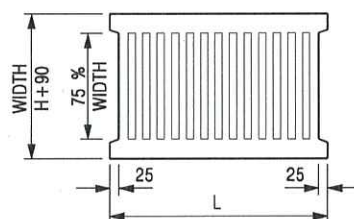
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H = NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

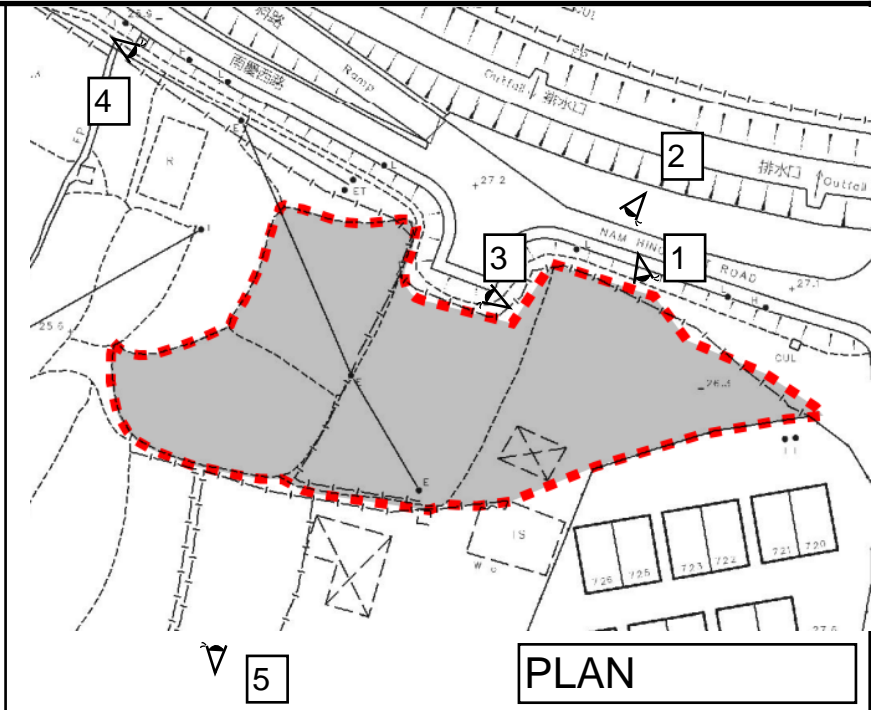
C2412E



VIEW 1



VIEW 2



PROJECT:
Proposed Temporary Place of
Recreation, Sports or Culture
with Ancillary Facilities for a
Period of 3 Years and
Associated Filling of Land in “
Agriculture” Zone, Various
Lots in D.D. 112, Shek Kong,
Yuen Long, New Territories



VIEW 3

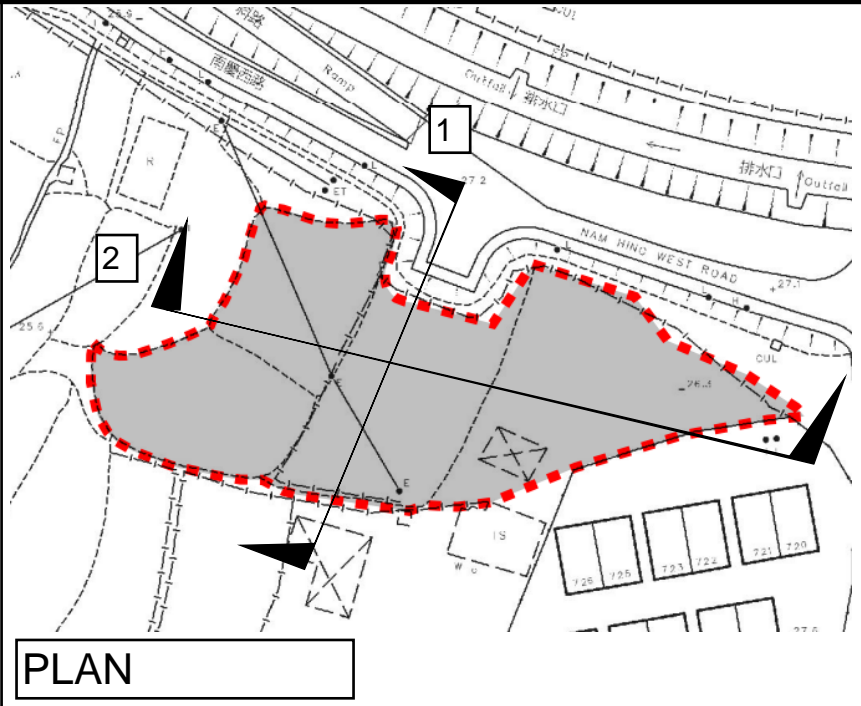


VIEW 4

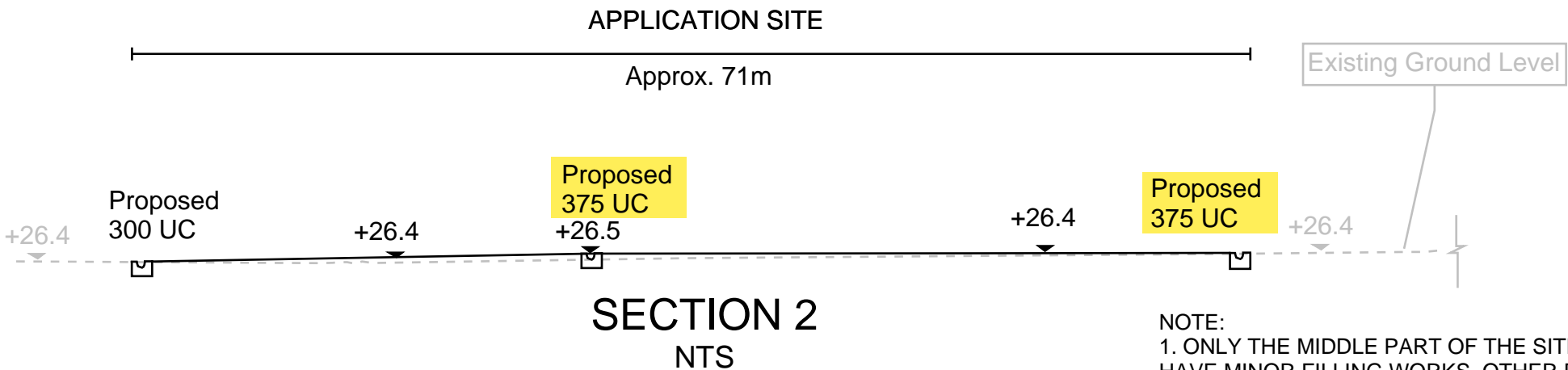
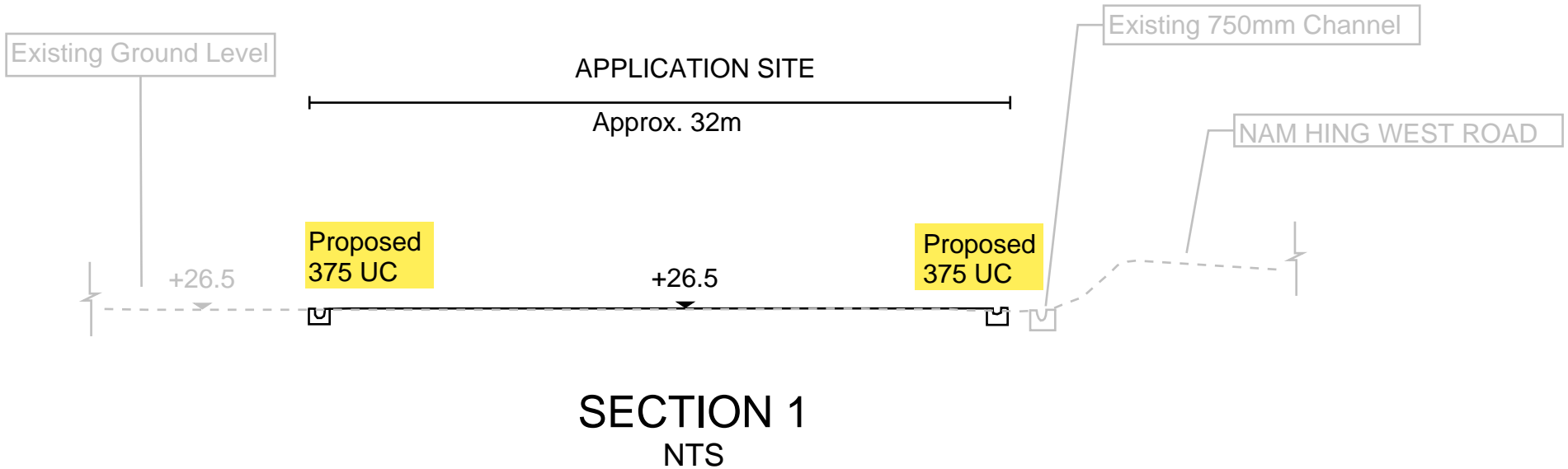


VIEW 5

Photos Record of
Surroundings



PROJECT:
Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 112, Shek Kong, Yuen Long, New Territories



NOTE:
1. ONLY THE MIDDLE PART OF THE SITE WOULD HAVE MINOR FILLING WORKS. OTHER PART OF THE SITE WOULD NOT BE FILLED UP.

SECTIONS

Appendix E

Appendix F - Checking of Existing 750mm Channel (Zone [A1 + A2 + C1] + [B1 + B2 + B3 + C2] + D1)

Runoff Estimation			
Design Return Period		1 in 50 years	
Paved Area	1140 + 409=	1052	(m2)
Unpaved Area	1528 + 1430 + 131 =	3089	(m2)
Total Equivalent Area	1052 x 0.95 + 3089 x 0.35 =	2080	(m2)
Rainfall Intensity, I *		267	mm/hr
Rainfall Intensity with Rainfall Increase due to Climate Change (11.1%, mid 21 st Century)		297	mm/hr
Design Discharge Rate, Q	0.278 x 2080 x 297 / 1000000 =	0.172	m3/s
U Channel			
Channel Size		750	(mm)
Gradient		1 in 200	
Area	$\pi \times 0.75^2 / 8 + 0.75 \times 0.75 / 2 =$	0.502	(m2)
Wetted Perimeter	$\pi \times 0.75 / 2 + 0.75 / 2 \times 2 =$	1.928	(m)
R	$0.502 / 1.928 =$	0.260	(m)
Velocity $v = \frac{84.8}{R^{0.58} S^{0.16}}$		2.06	m/s
Capacity	Q = A x v =	1.034	m3/s
Utilization	0.172 / 1.034 =	16.60	%

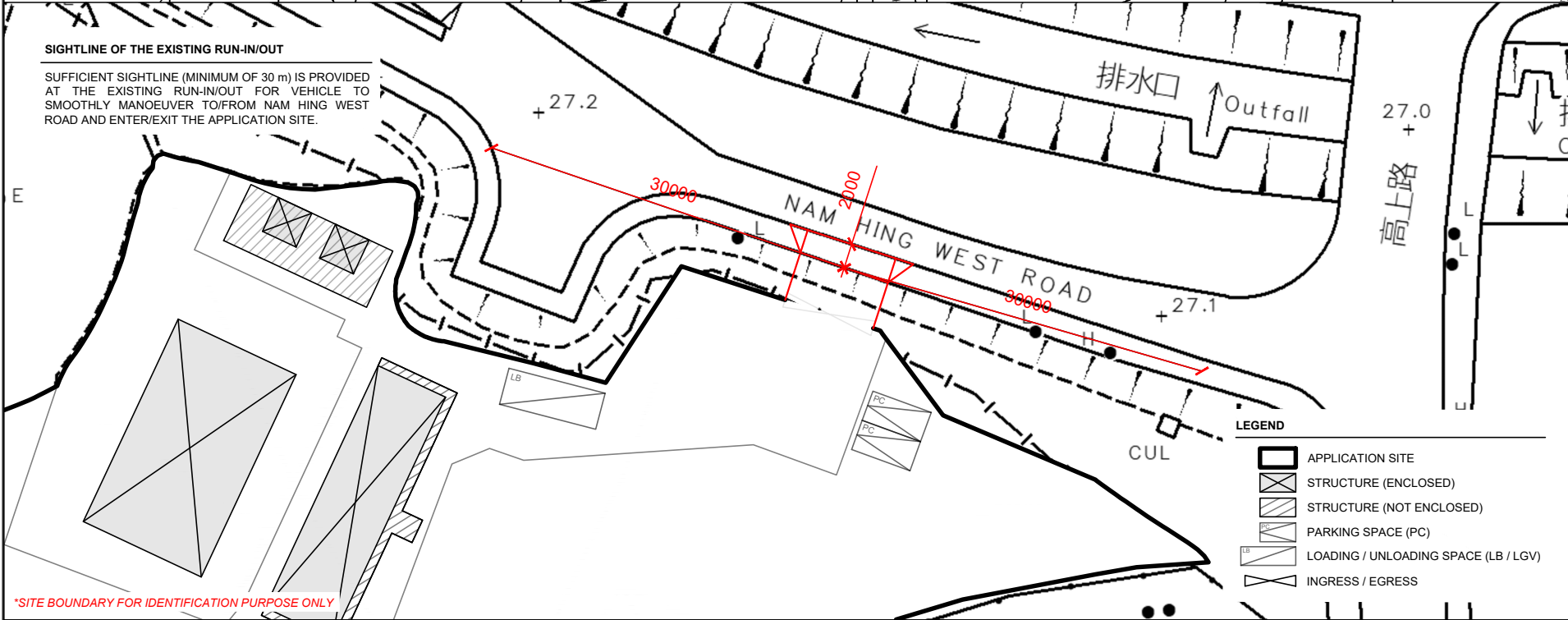
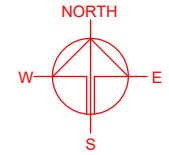
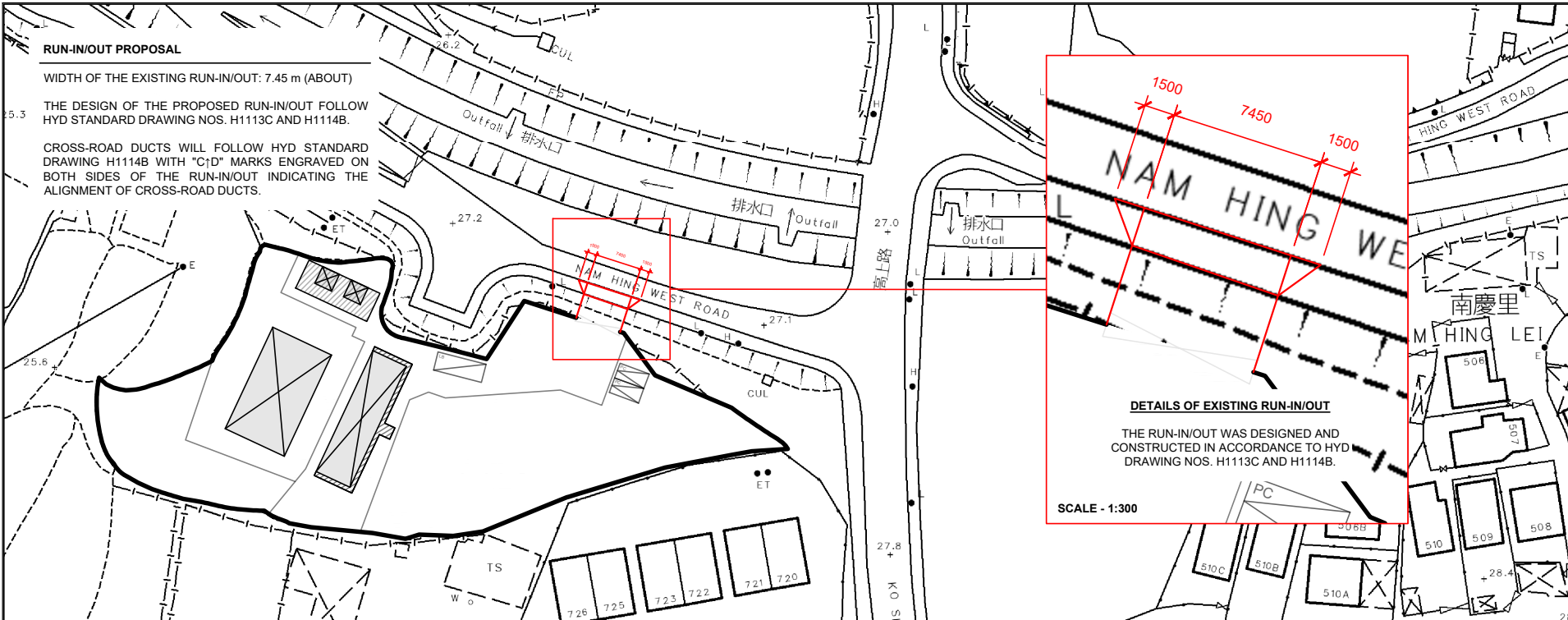
$i = \frac{a}{(t_d + b)^c}$

where td = 2.73 min

OK

Annex 3

Revised Run-in/out Proposal



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1:300 @ A4

DRAWN BY

MN

DATE

20.3.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

RUN-IN/OUT

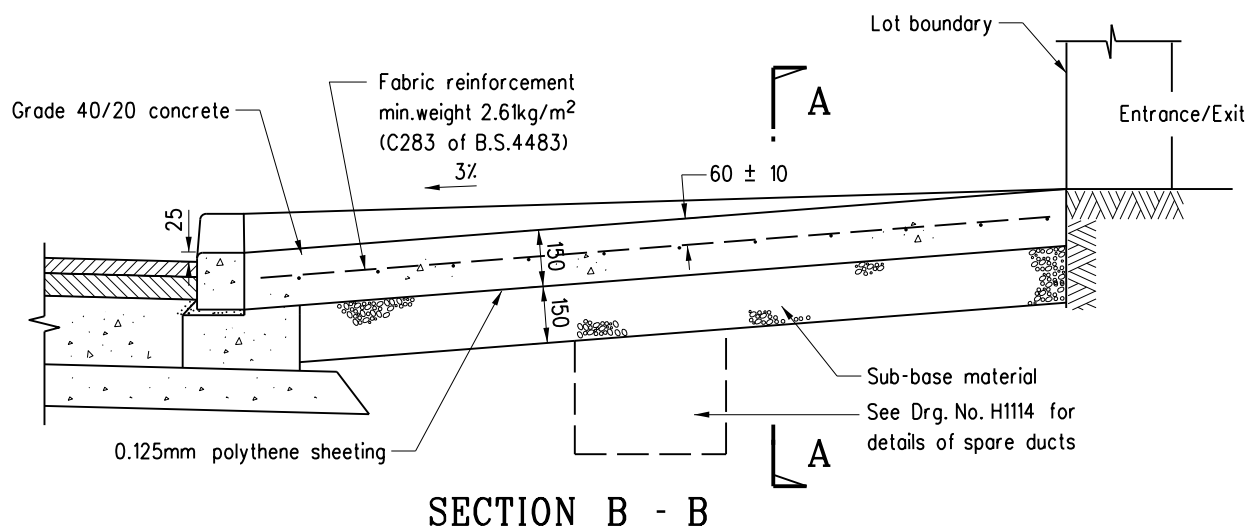
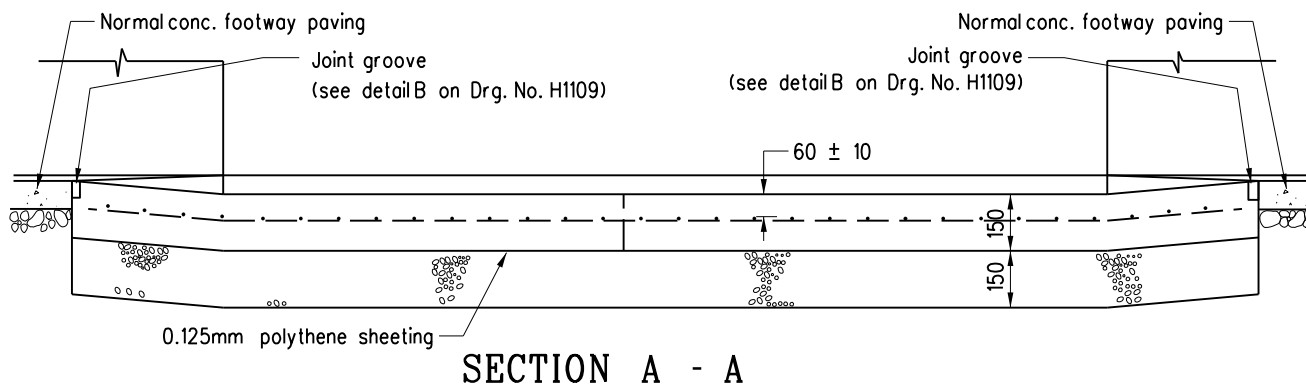
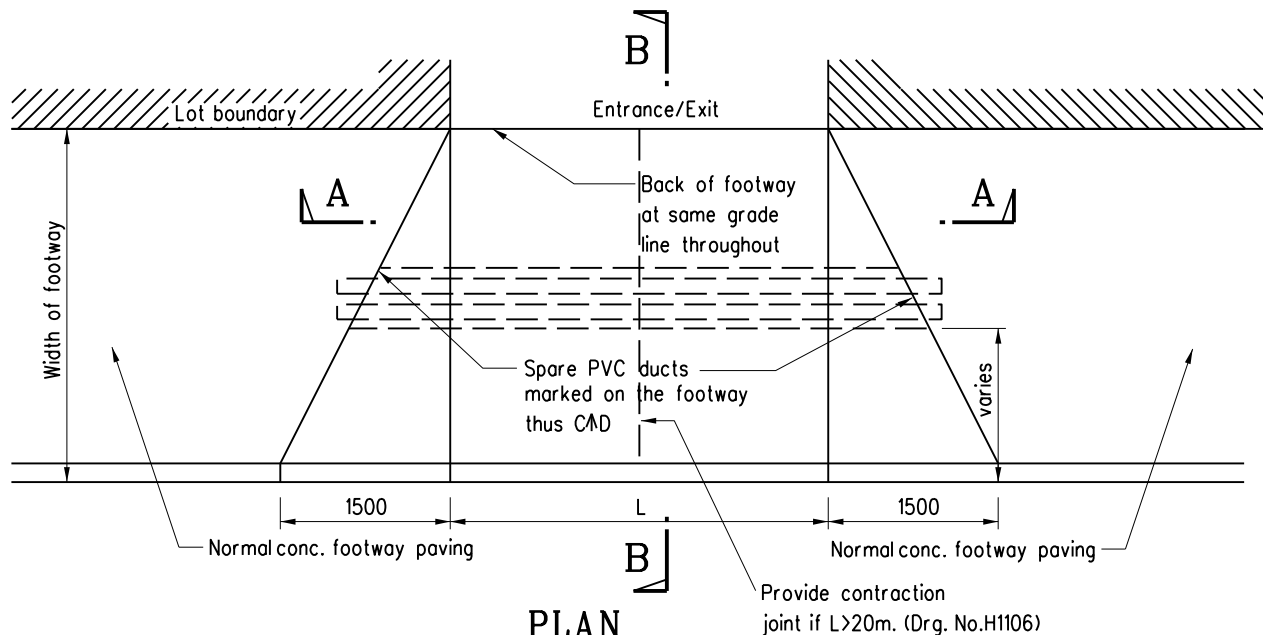
DWG NO.

ANNEX 3a

VER.

001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



Note:

1. All dimensions are in millimetres.

C	General revision	Original signed	Oct 19
B	Joint groove details revised	-	Nov 96
A	Grade of concrete revised	-	Sept 96
	Former Drg. No. H1011A with general revision	-	June 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS
OF RUN-IN
(SHEET 1 OF 2)

HIGHWAYS DEPARTMENT

REFERENCE

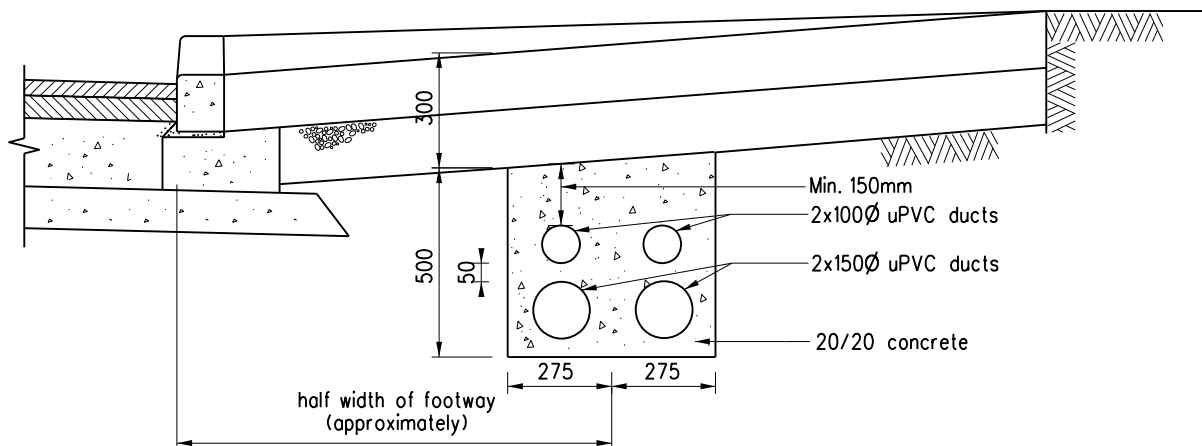
DRAWING No.

CAD

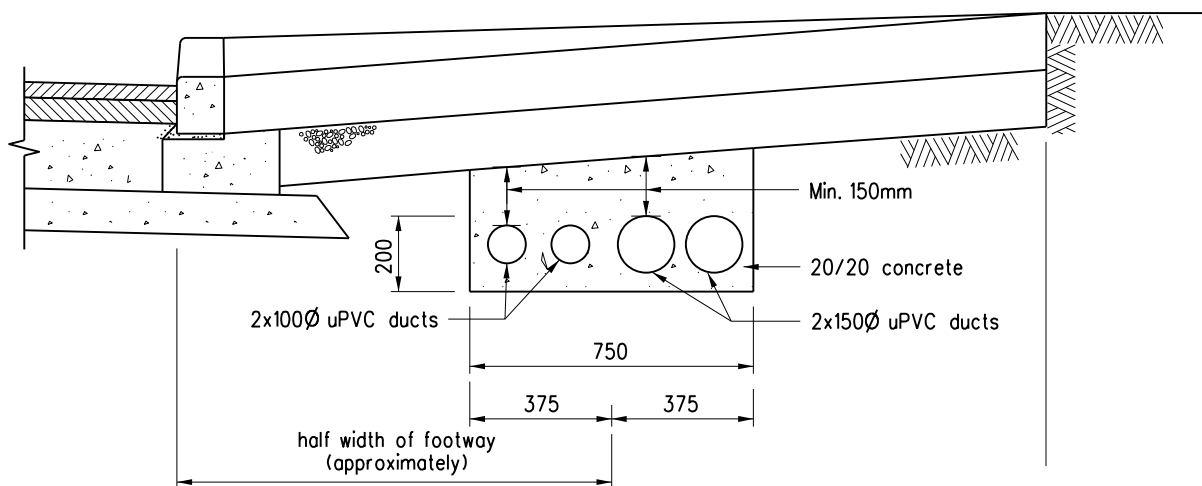
SCALE

1:20

H 1113C



OPTION A



OPTION B

Notes:

1. 100 diameter ducts are provided for cables of ATC or CCTV.
150 diameter ducts are provided for power cables.
2. The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
3. Position of both ends of the duct bank to be marked on footway thus CAD.

B	General revision	Original signed	Oct 19
A	Concrete cover revised		Sep 96
	Former Drg. No. H1011A with general revision		Jun 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS
OF RUN-IN
(SHEET 2 OF 2)

HIGHWAYS DEPARTMENT

REFERENCE

DRAWING No.

CAD

SCALE

1:20

H 1114B

Annex 4

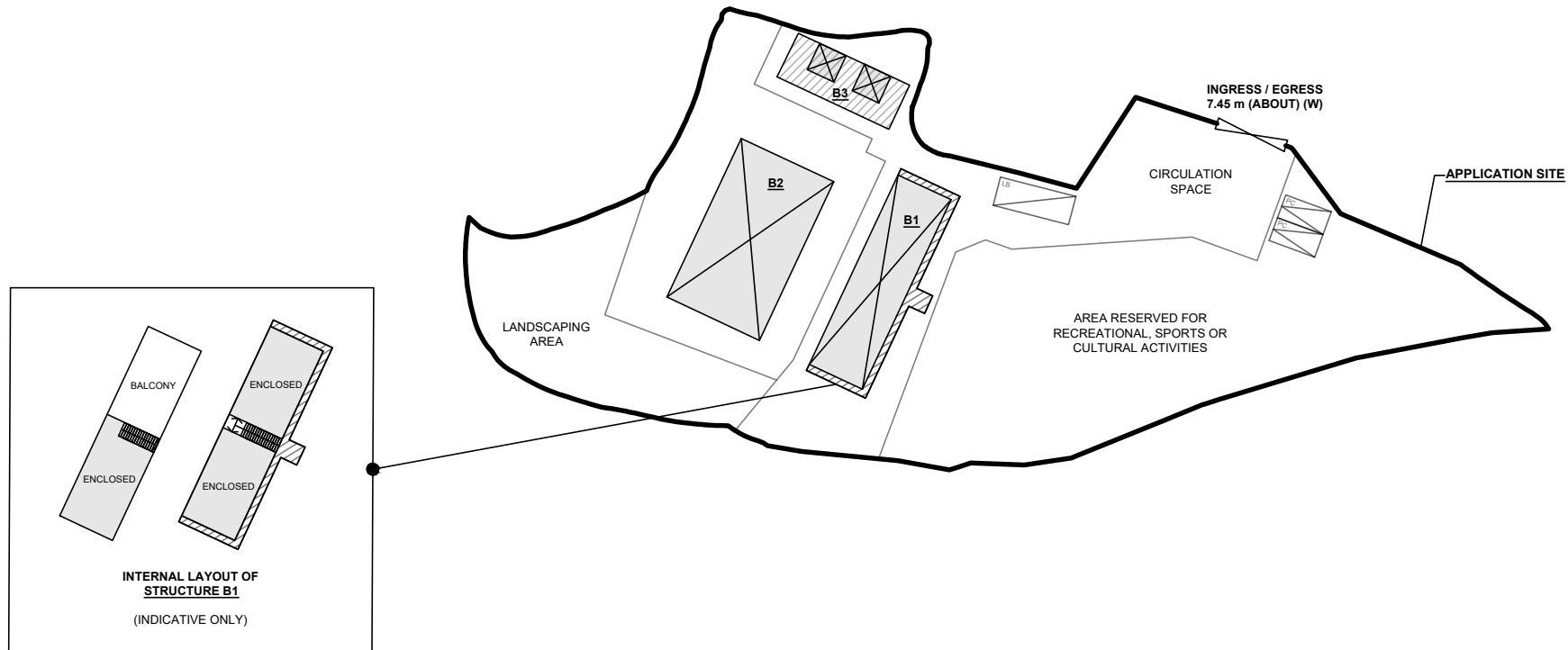
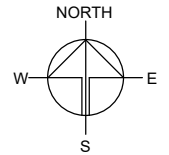
Revised Layout Plan and Swept Path Analysis

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,856 m ²	(ABOUT)
COVERED AREA	: 409 m ²	(ABOUT)
UNCOVERED AREA	: 2,447 m ²	(ABOUT)
PLOT RATIO	: 0.16	(ABOUT)
SITE COVERAGE	: 14 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 472 m ²	(ABOUT)
TOTAL GFA	: 472 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	ACTIVITY ROOM, WASHROOM, SITE OFFICE AND STORE ROOM	157 m ² (ABOUT) [#]	220 m ² (ABOUT) [#]	7 m (ABOUT)(2-STOREY)
B2	ACTIVITY ROOM*	189 m ² (ABOUT)	189 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B3	RAIN SHELTER, WASHROOM AND STORE ROOM	63 m ² (ABOUT)	63 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		409 m ² (ABOUT)	472 m ² (ABOUT)	

*STRUCTURE B2 IS A RETRACTABLE MARQUEE
[#]GFA OF STRUCTURE B1 - 157m² (G/F) + 63 m² (1/F) = 220m²



PARKING AND LOADING / UNLOADING PROVISIONS

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

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (NOT ENCLOSED)
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LB / LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY	DATE
MN	20.3.2025
REVISED BY	DATE
APPROVED BY	DATE

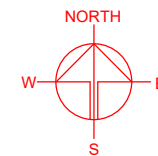
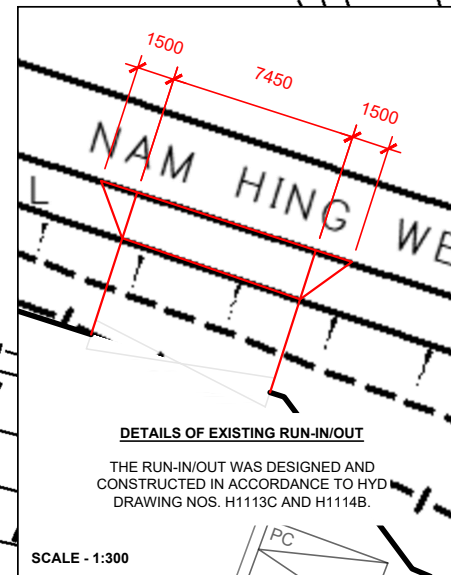
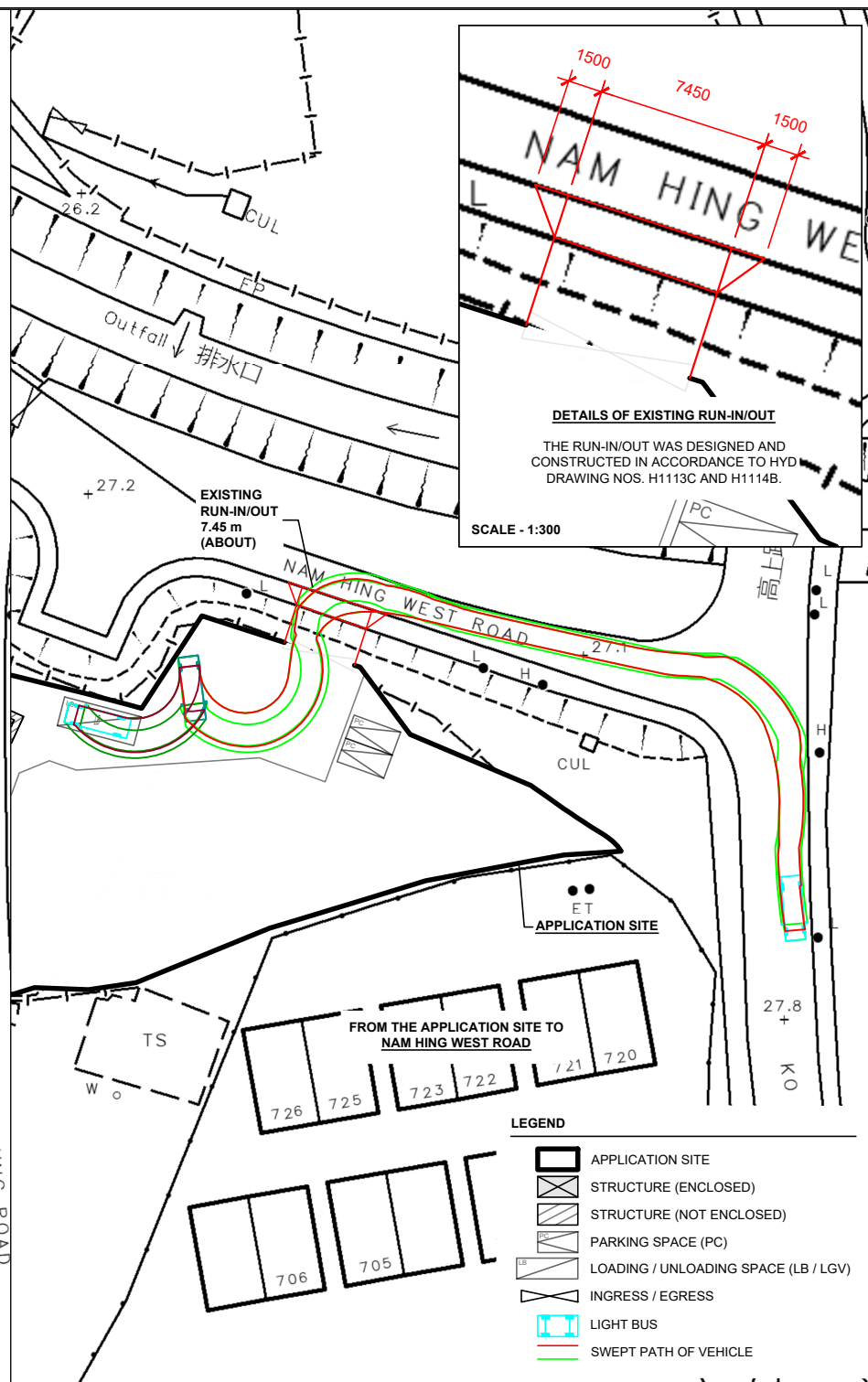
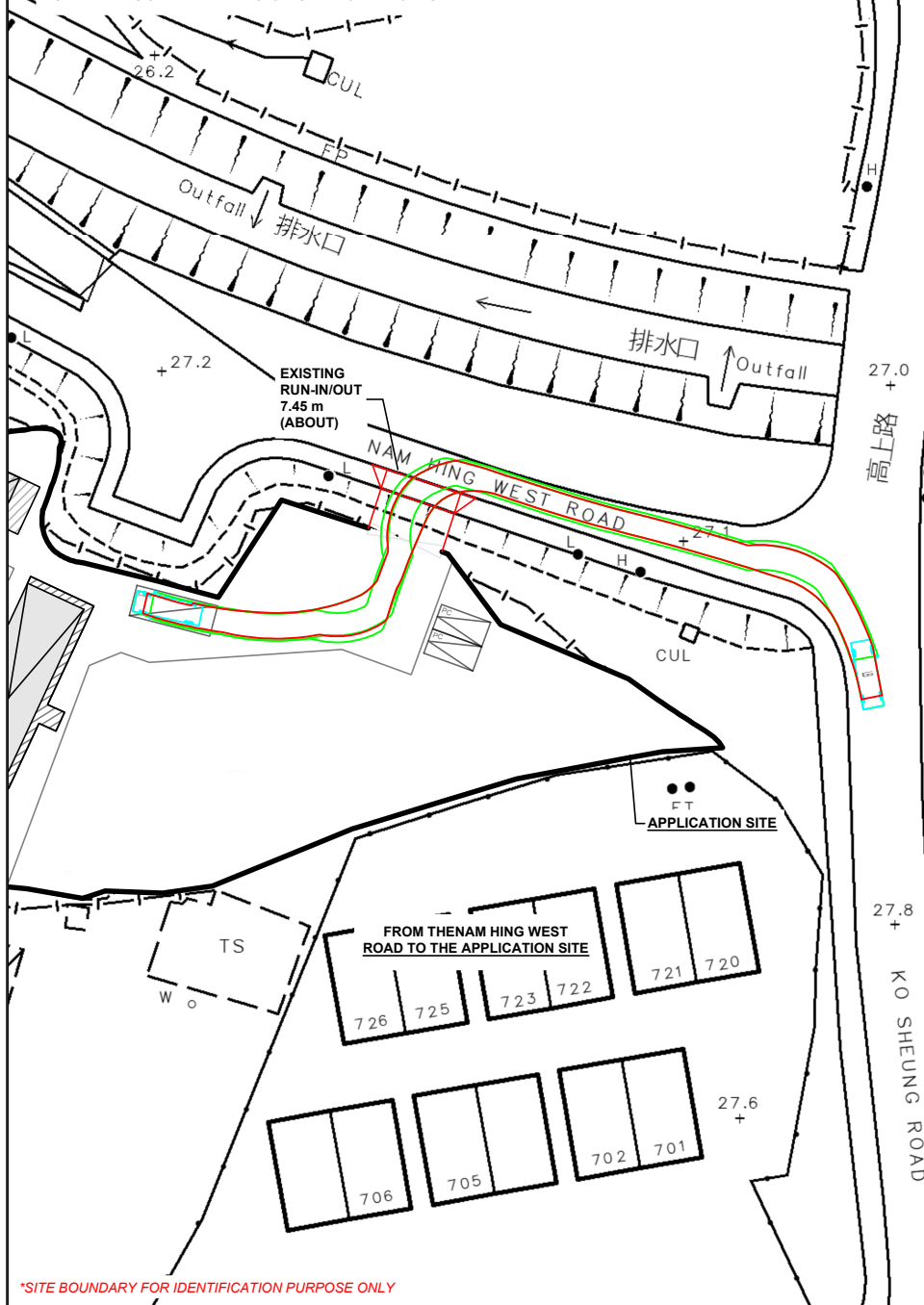
DWG. TITLE
LAYOUT PLAN

DWG NO. ANNEX 4	VER. 002
--------------------	-------------

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT BUS
 DIMENSION OF VEHICLE : 2 m (W) X 6.5 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1:700 @ A4

DRAWN BY MN DATE 20.3.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE SWEPT PATH ANALYSIS

DWG NO. ANNEX 4 VER. 001

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (NOT ENCLOSED)
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LB / LGV)
- INGRESS / EGRESS
- LIGHT BUS
- SWEPT PATH OF VEHICLE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

Previous s.16 Applications covering the Application Site

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-SK/244*	Proposed Temporary Place of Recreational, Sports or Culture (Hobby Farm) for a Period of 3 Years	7.12.2018 [revoked on 7.5.2021]
2.	A/YL-SK/306*	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	11.6.2021 [revoked on 11.11.2024]

* denotes application revoked.

Rejected Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)	Rejection Reasons
1.	A/YL-SK/219	Proposed House (New Territories Exempted House - Small House)	25.11.2016	(1) to (3)
2.	A/YL-SK/230	Proposed House (New Territories Exempted House - Small House)	24.11.2017	(1) to (3)

Rejection Reasons:

- (1) not in line with the planning intention of the “Agriculture” zone. There is no strong planning justification in the submission for a departure from the planning intention.
- (2) does not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories in that the proposed Small House footprint falls entirely outside the village ‘environs’ of any recognised village and the “Village Type Development” zone.
- (3) set an undesirable precedent for similar applications within the “AGR” zone.

**Similar s.16 Applications within the same “Agriculture” Zone
on the Shek Kong Outline Zoning Plan in the Past Five Years**

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-SK/294	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	8.1.2021
2.	A/YL-SK/299	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	12.3.2021
3.	A/YL-SK/356	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	22.12.2023
4.	A/YL-SK/368	Temporary Place of Recreation, Sports or Culture with Ancillary Office for a Period of 3 Years and Filling of Land	20.9.2024
5.	A/YL-SK/374	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	5.7.2024

Rejected Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration	Rejection Reason(s)
1.	A/YL-SK/291	Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Animal Hospice Services Establishment for a Period of 3 Years	20.11.2020 (RNTPC)	(1) to (2)
2.	A/YL-SK/314	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	24.9.2021 (RNTPC)	(3)
3.	A/YL-SK/322	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	14.1.2022 (Rejected by TPB upon review)	(3)

Rejection Reasons:

- (1) the applied animal hospice services establishment use was not in line with the planning intention of the “Agriculture” (“AGR”) zone. There were no strong planning justifications in the submission to merit a departure from the planning intention of “AGR” zone, even on a temporary basis.
- (2) the applied animal hospice services establishment use with cremation of animal bodies was incompatible with the surrounding areas. Approval of the application would set an undesirable precedent for similar applications.

- (3) the application site was in close proximity to the Shek Kong Barracks. Approval of the application may result in security concerns.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- has no adverse comment on the application;
- the application site (the Site) comprises Government Land and Old Schedule Agricultural Lots 110 S.A RP, 110 S.B, 110 S.C, 110 S.D ss.1 S.A, 110 S.D ss. 1 RP, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP all in D.D. 112 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- Lot 110 S.A RP in D.D. 112 is covered by Short Term Waiver (STW) No. 5232 for the purpose of Temporary Place of Recreation Sports or Culture (Hobby Farm);
- there is/are unauthorised structure(s) on the private lot(s). The lot owner(s) should immediately rectify/regularise the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
- advisory comments are detailed in **Appendix IV**.

2. Environment

Comments of the Director of Environmental Protection:

- the applied use would not involve use of heavy vehicle and dusty operation. According to desktop review, there are residential buildings within 100m from the boundary of the Site;
- on the above basis, according to the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”, he has no objection to the planning application from environmental planning perspective;
- in the past three years, there was one substantiated environmental complaint in 2023 pertaining to the Site regarding noise nuisance from wedding parties being held on the private land lot; and
- advisory comments are detailed in **Appendix IV**.

3. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application and the run-in/out proposal from traffic engineering perspective; and
- advisory comments are detailed in **Appendix IV**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- noting that the applicant has committed to reconstruct the existing run-in/out in accordance with latest version of HyD standard drawings, he has no adverse comments on the run-in/out proposal; and
- advisory comments are detailed in **Appendix IV**.

4. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment from landscape planning perspective;
- based on the aerial photo of 2023, the Site is located in a rural inland plains landscape character comprising of farmlands, vacant lands, scattered temporary structures and tree groups. The applied use is not incompatible with the surrounding landscape setting;
- based on site photos taken in 2024, the Site is partly hard paved, partly covered by lawn, and occupied by some temporary structures and a two-storey height building structure. Some existing pot plants and tree of common species are identified within the Site. According to Plan 5 – Filling of Land, 1,623m² lawn area and 370m² landscape area are proposed and the proposed layout is not in conflict with the existing trees. Significant impact on the existing landscape resources within the Site is not anticipated; and
- advisory comments are detailed in **Appendix IV**.

5. Drainage

Comments of the Chief Engineer/Mainland North of Drainage Services Department:

- no in-principle objection to the application from the public drainage point of view;
- the revised drainage proposal is considered acceptable from drainage point of view; and
- should the application be approved, conditions should be stipulated requiring the applicant the implementation and maintenance of the drainage proposal to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

6. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction;
- the FSI proposal is considered acceptable to his Department; and
- advisory comments are detailed in **Appendix IV**.

7. Other Departments

The following government departments have no objection to/no adverse comment on the application and their advisory comments, if any, are in **Appendix IV**:

- (a) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (b) Chief Engineer/Construction, Water Supplies Department;
- (c) Project Manager (West), CEDD;
- (d) Chief Building Surveyor/New Territories West, Buildings Department;
- (e) Director of Food and Environmental Hygiene;
- (f) Director of Leisure and Cultural Services;
- (g) Commissioner of Police; and
- (h) District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) failure to reinstate the application site (the Site) as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Rural and New Town Planning Committee/Town Planning Board to any further application;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - there is/are unauthorised structure(s) on the private lot(s). The lot owner(s) should immediately rectify/regularise the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of any access connecting the application site and Nam Hing West Road;
 - if the proposed access on Nam Hing West Road is approved by TD, the applicant should ensure a run-in/out is constructed in accordance with the latest version of

HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement;

- the run-in/out should be constructed to the satisfaction of TD and HyD and in accordance with Transport Planning and Design Manual and HyD standards. Any non-standard details/ works involved should be highlighted in separate submission for his review and comment prior to construction. Prior to construction, the applicant could contact site inspectorate staff for a joint site inspection for a better understanding on HyD's requirements on the proposed works;
 - the applicant is reminded to provide proper run-in/out access to the Site for road user's safety on public roads; and
 - adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains;
- (g) to note the comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, HyD that:
- the Site is within or close to the railway protection boundary of the High Speed Rail which has been fully commissioned. With reference to Development Bureau Technical Circular (Works) No. 1/2019 and/or Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-24, MTR Corporation Limited should be consulted with respect to the operation, maintenance, safety and any future works required for the existing railways;
- (h) to note the comments of the Director of Environmental Protection that:
- no public announcement system, portable loudspeaker or any form of audio amplification system is allowed to be used on the Site at any time during the planning approval period;
 - the applicant shall follow the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department to minimise any potential environmental nuisances on the surrounding area;
 - the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), in particular the ProPECC PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department";
 - the applicant shall provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) that:
- approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. The applicant is reminded to seek comments and approval for any proposed tree works from the relevant department prior to the commencement of the works;
- (j) to note the comments of the Director of Fire Services that:
- the installation/maintenance/modification/repair work of the fire service installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services; and
 - if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (k) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
 - proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by the DFEH under the Cap. 132 Public Health and Municipal Services Ordinance and other relevant legislation for the public. Under Cap. 132X Food Business Regulation, a food business licence is required for the operation of the relevant type of food business listed in the Regulation (e.g. a restaurant, a refreshment kiosk etc). The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department (BD), Fire Services Department and PlanD for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - proper licence issued by FEHD is required if related place of entertainment is involved. Under Cap. 172 Places of Public Entertainment (PPE) Ordinance, public entertainment means any entertainment within the meaning of this Ordinance to which the general public is admitted with or without payment. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Cap. 172 Places of Public Entertainment Ordinance and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a circus, a lecture or story-telling, an exhibition of any 1 or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dancy

party or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and

- there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from the activities in the premises, the applicant should handle on their own / at their expenses;

(1) to note the comments of the Chief Building Surveyor/New Territories West, BD that:

- there is no record of approval granted by the Building Authority (BA) for the existing structures at the Site;
- it is noted that three structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- if the existing structure is erected on leased land without the approval of the BA, they are UBW under BO and should not be designated for any proposed use under the application;
- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-SK/400

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本會收到有村民投訴，有關上述申請提出反對，

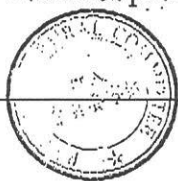
因上述地點並不適合作文娛場所，且填土工程

會對周邊地方造成環境污染

「提意見人」姓名/名稱 Name of person/company making this comment

八鄉鄉事委員會

簽署 Signature



日期 Date

7-1-2025

From: [REDACTED]
Sent: 2025-01-15 星期三 03:19:23
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-SK/400 DD 112 Shek Kong

Dear TPB Members,

365 withdrawn. Previous objections relevant and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 26 March 2024 2:10 AM HKT
Subject: A/YL-SK/365 DD 112 Shek Kong

A/YL-SK/365

Lots 110 S.A RP, 110 S.B, 110 S.C, 110 S.D ss.1 S.A, 110 S.D ss.1 RP, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112, Shek Kong

Site area: About 2,856m²

Zoning: "Agriculture"

Applied Use: Hobby Farm / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

So once again conditions have not been fulfilled. Solution, APPLY FOR A LARGER SITE.

It is beyond comprehension that an operation that has failed to fulfil conditions SINCE 2018 is to be granted further approval.

We are bombarded with daily admonitions re RULE OF LAW, blah, blah, but clearly this concept is confined to certain sectors in society while for the rest it is flaunt the law and be rewarded.

What justification can there be for further approval?

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>

Date: Friday, 14 May 2021 11:33 PM HKT
Subject: A/YL-SK/306 DD 112 Shek Kong

Dear TPB Members,

Your attention should focus on the NINE extensions of time. Having run out of options the applicant is falling back on the tried old route, file a new application.

You have a duty to ask questions about the current operation.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, September 25, 2018 3:19:33 AM
Subject: A/YL-SK/244 DD 112 Shek Kong

A/YL-SK/244
Lots 110 S.A RP, 110 S.D ss.1, 110 S.D ss.2, 110 S.D ss.3 and 110 S.D RP in D.D. 112, Shek Kong
Site area : About 1,769m²
Zoning : "Agriculture"
Applied Use : Hobby Farm / 1 Vehicle Parking

Dear TPB Members,

Part of this site was previously rejected for NET house construction.. The intention of the application appears to be to clear natural vegetation under the spurious claim of hobby farming, a buzz word that is now used to cloak many brownfield operations.

The Hong Kong Bird Watching Society recently published a report detailing the damage being done to agricultural land by fake hobby farms and clandestine camping grounds.
<http://www.thestandard.com.hk/breaking-news.php?id=111528&sid=8>

This application should be rejected as part of the programme to clear up the New Territories, curb the expansion of brownfield operations and encourage the use of Agriculture land for genuine farming.

Mary Mulvihill

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)



13th January, 2025.

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land
(A/YL-SK/400)**

1. We refer to the captioned.
2. The government proposed to designate 37 sites as Agricultural Priority Areas (APAs) in early December 2024¹. One of these proposed APAs is located at Shek Kong². According to the relevant government document³, the objectives of this APA policy are as follows:

- *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*

3. The document³ also states:

- *To implement the proposal on APAs, the Government plans to promulgate a "Policy*

¹ https://www.afcd.gov.hk/english/agriculture/agr_apas/agr_apas.html

² https://www.afcd.gov.hk/tc_chi/agriculture/agr_apas/files/APA_Shek_Kong.pdf

³ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>



Statement” to set out, through administrative means, its policy objective of delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government’s policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located/ partially located within one of the proposed APAs (e.g., Shek Kong); if yes (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application.
5. We urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government (e.g., if this application is approved eventually, what kind of message will be sent to the public regarding this government policy?).
6. We urge the Board to reject this application as we consider the proposed use is not in line with the planning intention of the Agriculture zone.
7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden