2024年 6月 25日

此文件在_____收到。城市規劃委員會只會在收到所有必要的資料及文件後才正式確認收到申請的日期。

This document is received on 25 JUN 2024. The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

Form No. S16-I
表格第 S16-I 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 proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

(i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;

(ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and
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;及

(iii) 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的臨時用途或發展的許可續期

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

2401441 11/6 By hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-CWBN/77
	Date Received 收到日期	25 JUN 2024

1. 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。

2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. 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。

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1. Name of Applicant 申請人姓名/名稱

(☐Mr. 先生 /☐Mrs. 夫人 /☐Miss 小姐 /☐Ms. 女士 /☑Company 公司 /☐Organisation 機構)

Somewhere Limited [formerly known as Ringlet Global Limited]

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

(☐Mr. 先生 /☐Mrs. 夫人 /☐Miss 小姐 /☐Ms. 女士 /☑Company 公司 /☐Organisation 機構)

KTA Planning Limited

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 19s.C (part), 19s.D (part), 19RP (part), 20s.C (part), 28 (part), 29 (part) and 30 (part) in DD238
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☑Site area 地盤面積 213.52 sq.m 平方米 ☑About 約 ☐Gross floor area 總樓面面積 ..... sq.m 平方米 ☐About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	..... sq.m 平方米 ☐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 Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/6
(e)	Land use zone(s) involved 涉及的土地用途地帶	"Conservation Area"
(f)	Current use(s) 現時用途	Agricultural use (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 07/06/2024 (DD/MM/YYYY), this application involves a total of 1 "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 _____ (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 _____ (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

☐ Type (i) 第(i)類 Change of use within existing building or part thereof 更改現有建築物或其部分內的用途

☑ Type (ii) 第(ii)類 Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程

☐ Type (iii) 第(iii)類 Public utility installation / Utility installation for private project 公用事業設施裝置/私人發展計劃的公用設施裝置

☐ Type (iv) 第(iv)類 Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制

☐ Type (v) 第(v)類 Use / development other than (i) to (iii) above 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one「✓」.
註 1： 可在多於一個方格內加上「✓」號
Note 2: For Development involving columbarium use, please complete the table in the Appendix.
註 2： 如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 ☐About 約		
	Non-domestic part 非住用部分..... sq.m 平方米 ☐About 約		
	Total 總計 ..... sq.m 平方米 ☐About 約		

(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用)
(Please use separate sheets if the space provided is insufficient)
(如所提供的空間不足，請另頁說明)

Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☑ Filling of land 填土 Area of filling 填土面積 ..... 23.52 ..... sq.m 平方米 ☑About 約 Depth of filling 填土厚度 ..... 0.8 ..... m 米 ☑About 約 ☑ Excavation of land 挖土 Area of excavation 挖土面積 ..... 190 ..... sq.m 平方米 ☑About 約 Depth of excavation 挖土深度 ..... 1.4 ..... m 米 ☑About 約 (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) (請用圖則顯示有關土地／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))
(b) Intended use/development 有意進行的用途／發展	Excavation and filling of land for the Permitted "Agricultural Use"

(iii) For Type (iii) application 供第(iii)類申請	
(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置 ☐ Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度

Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)

(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制**並填妥於第(v)部分的擬議用途/發展及發展細節** –

☐ Plot ratio restriction 地積比率限制
From 由 ..... to 至 .....

☐ Gross floor area restriction 總樓面面積限制
From 由 .....sq. m 平方米 to 至 .....sq. m 平方米

☐ Site coverage restriction 上蓋面積限制
From 由 .....% to 至 ..... %

☐ Building height restriction 建築物高度限制
From 由 .....m 米 to 至 ..... m 米
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)
From 由 ..... storeys 層 to 至 ..... storeys 層

☐ Non-building area restriction 非建築用地限制
From 由 .....m to 至 ..... m

☐ Others (please specify) 其他（請註明）
.....
.....

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	..... sq.m 平方米	☐About 約
Proposed plot ratio 擬議地積比率	.....	☐About 約
Proposed site coverage 擬議上蓋面積	..... %	☐About 約
Proposed no. of blocks 擬議座數	.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... storeys 層	
	☐ include 包括.....storeys of basements 層地庫	
	☐ exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	☐About 約
	..... m 米	☐About 約

☐ Domestic part 住用部分

GFA 總樓面面積	..... sq. m 平方米	☐About 約
number of Units 單位數目	.....	
average unit size 單位平均面積	.....sq. m 平方米	☐About 約
estimated number of residents 估計住客數目	.....	

☐ Non-domestic part 非住用部分

	GFA 總樓面面積	
☐ eating place 食肆	..... sq. m 平方米	☐About 約
☐ hotel 酒店	..... sq. m 平方米	☐About 約
	(please specify the number of rooms 請註明房間數目)	
☐ office 辦公室	..... sq. m 平方米	☐About 約
☐ shop and services 商店及服務行業	..... sq. m 平方米	☐About 約

☐ Government, institution or community facilities 政府、機構或社區設施

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☐ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地	..... sq. m 平方米	☐ Not less than 不少於
☐ public open space 公眾休憩用地	..... sq. m 平方米	☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

(d) Proposed use(s) of uncovered area (if any) 露天地方（倘有）的擬議用途

.....

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2024

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☑ 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)) An access road off Hang Hau Wing Lung Road ☐ 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）
	No 否	☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ _____ _____ _____
	No 否	☑
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____ _____ _____ _____
	No 否	☑

9. 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。

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	☐ Please provide details 請提供詳情 ....
	No 否	☑
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
	No 否	☐

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 ☐	No 不會 ☑
	On traffic 對交通	Yes 會 ☐	No 不會 ☑
	On water supply 對供水	Yes 會 ☐	No 不會 ☑
	On drainage 對排水	Yes 會 ☐	No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☑
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☑
	_____		
	_____		
	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) 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)		

10. 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 Supporting Planning Statement.

11. 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

KENNETH TO
Name in Block Letters
姓名（請以正楷填寫）

Managing Director
Position (if applicable)
職位 （如適用）

Professional Qualification(s) 專業資格
☐ Member 會員 / ☑ Fellow of 資深會員
☑ 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 KTA Planning Limited

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

Date 日期 11/06/2024 (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。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料:

Ash interment capacity 骨灰安放容量@

Maximum number of sets of ashes that may be interred in the niches
在龕位內最多可安放骨灰的數量 _____

Maximum number of sets of ashes that may be interred other than in niches
在非龕位的範圍內最多可安放骨灰的數量 _____

Total number of niches 龕位總數 _____

Total number of single niches
單人龕位總數 _____

Number of single niches (sold and occupied)
單人龕位數目 (已售並佔用) _____

Number of single niches (sold but unoccupied)
單人龕位數目 (已售但未佔用) _____

Number of single niches (residual for sale)
單人龕位數目 (待售) _____

Total number of double niches
雙人龕位總數 _____

Number of double niches (sold and fully occupied)
雙人龕位數目 (已售並全部佔用) _____

Number of double niches (sold and partially occupied)
雙人龕位數目 (已售並部分佔用) _____

Number of double niches (sold but unoccupied)
雙人龕位數目 (已售但未佔用) _____

Number of double niches (residual for sale)
雙人龕位數目 (待售) _____

Total no. of niches other than single or double niches (please specify type)
除單人及雙人龕位外的其他龕位總數 (請列明類別)

_____

Number. of niches (sold and fully occupied)
龕位數目 (已售並全部佔用) _____

Number of niches (sold and partially occupied)
龕位數目 (已售並部分佔用) _____

Number of niches (sold but unoccupied)
龕位數目 (已售但未佔用) _____

Number of niches (residual for sale)
龕位數目 (待售) _____

Proposed operating hours 擬議營運時間 _____

_____

@ Ash interment capacity in relation to a columbarium means –
就靈灰安置所而言，骨灰安放容量指：
- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目;
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

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 19s.C (part), 19s.D (part), 19RP (part), 20s.C (part), 28 (part), 29 (part) and 30 (part) in DD238
Site area 地盤面積	213.52 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/6
Zoning 地帶	"Conservation Area"
Applied use/ development 申請用途/發展	Excavation and filling of land for the Permitted "Agricultural Use"

(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	☐ About 約 ☐ Not more than 不多於	☐About 約 ☐Not more than 不多於
	Non-domestic 非住用	☐ About 約 ☐ Not more than 不多於	☐About 約 ☐Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Non-domestic 非住用	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Composite 綜合用途	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) *(☐Include 包括/☐ Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
(iv)	Site coverage 上蓋面積		% ☐ About 約
(v)	No. of units 單位數目		
(vi)	Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於
		Public 公眾	sq.m 平方米 ☐ Not less than 不少於

(vii)	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 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) _____ _____	
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

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	☐	☑
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☐
_____		
_____		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☑
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
_____		
_____		

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。

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S16 PLANNING APPLICATION
APPROVED CLEAR WATER BAY PENINSULA NORTH
OUTLINE ZONING PLAN NO. S/SK-CWBN/6

Proposed Filling and Excavation of Land
for the Permitted "Agricultural Use" in "Conservation Area"
at Various Lots in DD238 in Clear Water Bay

SUPPORTING PLANNING STATEMENT

June 2024

Applicant:
Ringlet Global Limited
[also renamed as Somewhere Limited]

Consultancy Team:
KTA Planning Limited

Executive Summary

This Application is prepared and submitted on behalf of Ringlet Global Limited (also renamed as Somewhere Limited; "the Applicant") to seek approval of the Town Planning Board ("TPB") under section 16 of the Town Planning Ordinance for a for the filling and excavation of land for the permitted "Agricultural Use" various lots in DD238 in Clear Water Bay at Somewhere Organic Farm (the "Farm"). The Farm and the subject filling and excavation of land fall within "Conservation Area" ("CA") zone on the Approved Clear Water Bay Peninsula North Outline Zoning Plan ("Approved OZP") No. S/SK-CWBN/6.

Somewhere Organic Farm, is located near Ngam Tau Sha off Hang Hau Wing Lung Road in Clear Water Bay. The area is a sloping area behind the coast, yet evidence of agricultural activities can be found from the past aerial photos. The Farm is located at a site with site levels ranging from about +32.3mPD to about +46mPD. It contains terraces that enable agricultural use. The Applicant spent a lot of efforts to clear the overgrown vegetation, reveal the important historic terraces and revitalises these terraces for cultivation. The Applicant also made use of the nearby stream course, set up an irrigation system for the Farm. There is no doubt that a farm requires features that help to maintain stable water supply, for example water ponds. The excavation of the upper pond (by the previous tenant) and the modifying of the hollowed area to form the lower pond (by the Applicant) are to support the agricultural use and try to capture rainwater running down the terraces. His determination of conserving the farmland has been further demonstrated in his effort in employing renewable energy (e.g. solar energy), adopting organic farming concept and hydroponics as well as having a naturally ventilated bamboo shelter at the Farm.

The Farm has a site area of about 6,175m^2, the subject exaction and filling of land only take up a very small portion (less than 3.5%) of the site (see below).

Application Item: Excavation of Land					
	(W)	(L)	(D)	Area	% (Farm Area)
Upper Pond	~5.6m	~14m	~1.4m	About 49m^2	0.79%
Lower Pond	~12.1m	~13m	~1.4m	About 141m^2	2.28%
Application Item: Filling of Land					
Plinth	~0.8m	~22.5m	~0.8m	About 19m^2	0.31%
Barrel	~1.2m in dia. X 4			About 4.52m^2	0.07%

The Applicant fully recognises and appreciates the land is being zoned "Conservation Area", which has a planning intention "… to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes…". The operation of the Farm is fully in line with the planning intention – to conserve the history of agriculture, i.e. Hakka terrace farming. The Applicant has been conserving the historic terraces that have been abandoned and hidden by vegetation and reactivating its original use. To support the agricultural use, the ponds help to secure water supply for irrigation and hold rainwater that run down the

terraces.

Similarly, the minor filling of land to conceal the curvilinear plinth and barrels of the standalone bamboo shelter also aims to maintain the natural setting and its visual environment. This conforms to the planning intention of the “Conservation Area” zone.

With the justifications presented above, we sincerely request the TPB to give favourable consideration to this planning application.

行政摘要

（內文如有差異，應以英文版本為準）

申請人 Ringlet Global Limited（已易名為 Somewhere Limited ）擬就城市規劃條例第１６條向城市規劃委員會（「城規會」）提出規劃申請，申請內容包括為第一欄中的農業用途（植苗圃除外）進行挖土及填土工程。亦小園有機農場及涉及挖土及填土工程的地方現時在清水灣半島分區計劃大綱核准圖編號 S/SK-CWBN/6 （「大綱核准圖」）內被劃為「自然保育區」地帶。

亦小園（有機農場）位於清水灣坑口永隆路近岩頭沙附近，一帶為沿海的斜坡，但從過去的空拍照中可以發現農業活動的蹤跡。 該農場部份為平地（約主水平基準以上 32.3 米），部份為斜坡（約主水平基準以上 46 米），並包含可供農業使用的梯田。 申請人花費了大量的資源來清理雜草叢生的植被，揭示昔日重要的歷史梯田，並為這些梯田進行復耕。 申請人也利用附近的溪流，為農場建立了灌溉系統。農場需要有助於維持穩定供水的設施，例如池塘。為了支持農業用途，前租戶柔申請人開挖上池塘和改造地勢較低的地方以形成下池塘，並試圖收集從梯田流下的雨水。 除此以外，申請人在農場使用再生能源（例如太陽能）、採用有機耕作理念和水耕法以及在農場設立自然通風的竹棚，充分展現出他對保護農田的決心。

亦小園（有機農場）佔地約 6175 平方米，本次涉及挖土及填土工程的地方僅佔場地很小（少於 3.5%）的範圍（見下表）：

申請內容：挖土					
	(闊)	(長)	(深)	面積	% (農場面積)
上池塘	~5.6 米	~14 米	~1.4 米	About 49m^2	0.79%
下池塘	~12.1 米	~13 米	~1.4 米	About 141m^2	2.28%
申請內容：填土					
底座（長型）	~0.8 米	~22.5 米	~0.8 米	About 19 米	0.31%
底座（圓型）	~1.2 米（直徑）X 4			About 4.52 米	0.07%

申請人了解及明白農場及涉及挖土及填土工程的地方被劃為「自然保育區」，而其規劃意向是「保護和保存區內現有的天然景觀、生態系統或地形特色，以達到保育目的及作教育和研究用途…」。 農場的運作完全符合規劃意向——保存農業歷史，即客家梯田作耕作用途。 申請人一直在保護那些被廢棄和植被隱藏的歷史梯田，並進行復耕。挖土而生的池塘實在有助於確保灌溉用水的供應並同時儲存從梯田流下的雨水。

同樣，為了隱藏獨立竹棚的曲線底座而進行的少量填土工程亦是旨在保持自然環境及視覺景觀。 這亦同樣符合「自然保育區」的規劃意向。

根據上述各方面的分析，我們懇請城市規劃委員會在規劃及技術方面，支持本規劃申請。

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List of Figures

S16 PLANNING APPLICATION
Approved Clear Water Bay Peninsula North OZP No. S/SK-CWBN/6

Proposed Filling and Excavation of Land
for the Permitted "Agricultural Use" in "Conservation Area"
at Various Lots in DD238 in Clear Water Bay

Supporting Planning Statement

1 INTRODUCTION

1.1 Purpose

1.1.1 This Planning Application is prepared and submitted on behalf of Ringlet Global Limited (also renamed as Somewhere Limited; "the Applicant") to seek approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for the filling and excavation of land for the permitted "Agricultural Use" various lots in DD238 in Clear Water Bay at Somewhere Organic Farm (the "Farm"). The Farm and the subject filling and excavation of land fall within "Conservation Area" ("CA") zone on the Approved Clear Water Bay Peninsula North Outline Zoning Plan ("Approved OZP") No. S/SK-CWBN/6. This Supporting Planning Statement is to provide the TPB with necessary information to facilitate consideration of this Application.

1.1.2 This Supporting Planning Statement is also going to demonstrate the efforts made by the Applicant to conserve and reactivate the historic feature that was previously hidden by the vegetation – the Hakka terraces.

1.2 Report Structure

1.2.1 Following this Introductory Section, the site and planning context will be briefly set out in Section 2. The site history is included in Section 3. The application items and justifications for the Planning Application can be found in Section 4. Section 5 concludes and summarizes this Supporting Planning Statement.

2 SITE AND PLANNING CONTEXT

2.1 Site Location and Existing Condition

2.1.1 The subject area, Somewhere Organic Farm, is located near Ngam Tau Sha off Hang Hau Wing Lung Road in Clear Water Bay (**Figure 2.1** refers). The area is a sloping area behind the coast. Whilst the area is predominantly covered by vegetation, several patches of farmland, graves and other human activities can be found nearby.

2.1.2 The Farm has a total area of 6,175m^2. The entrance is at about +32.3mPD and the top of the terraces is about +46mPD. The Farm contains Hakka terraces for that are inherited from the past and it is currently an active farmland with various crops and succulent species (**Figure 2.2** and Figure 2.3 refer). Apart from the terraces, the Farm is generally flat.

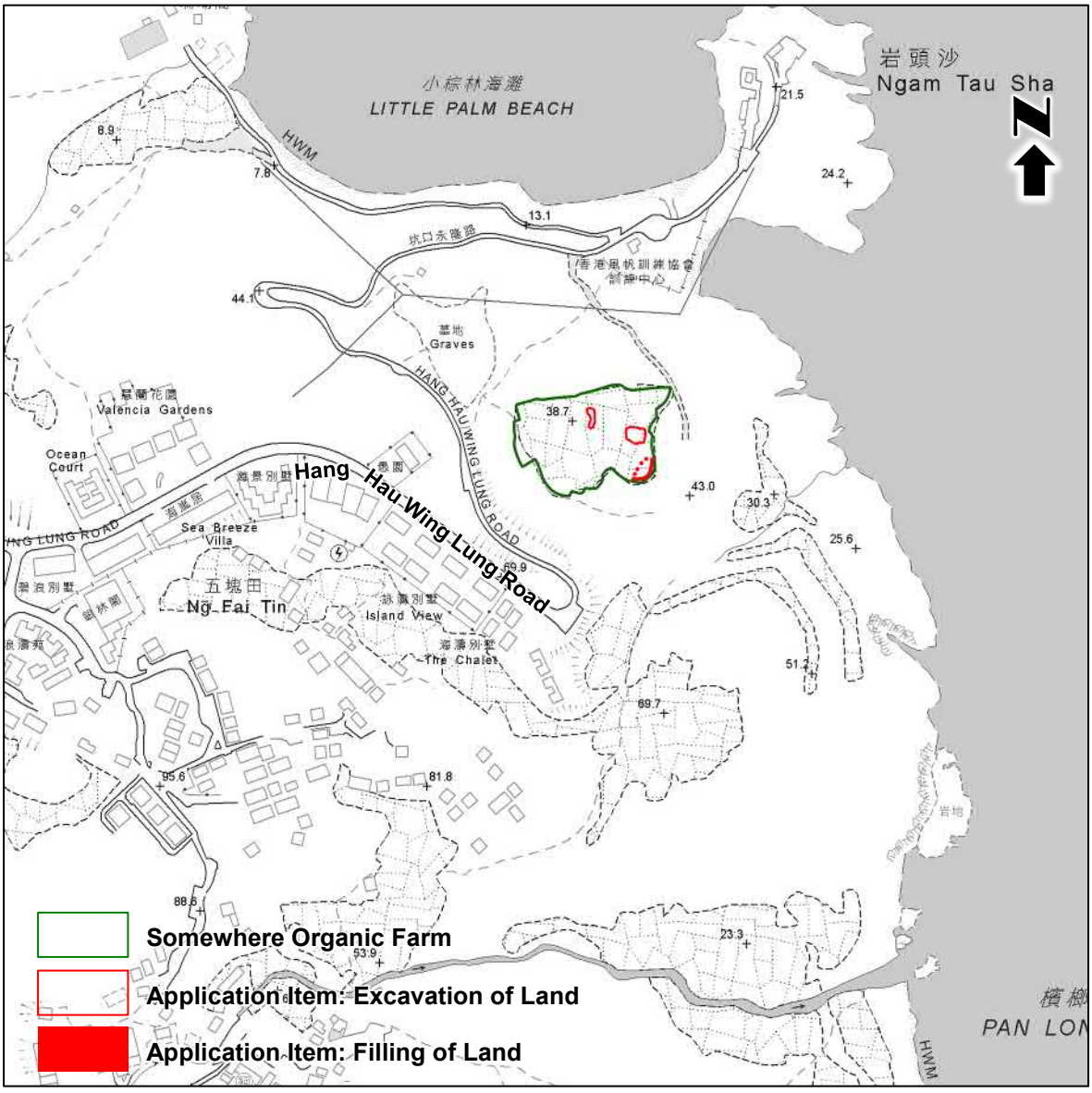


Figure 2.1 Site Location Plan (Scale 1:5 000)

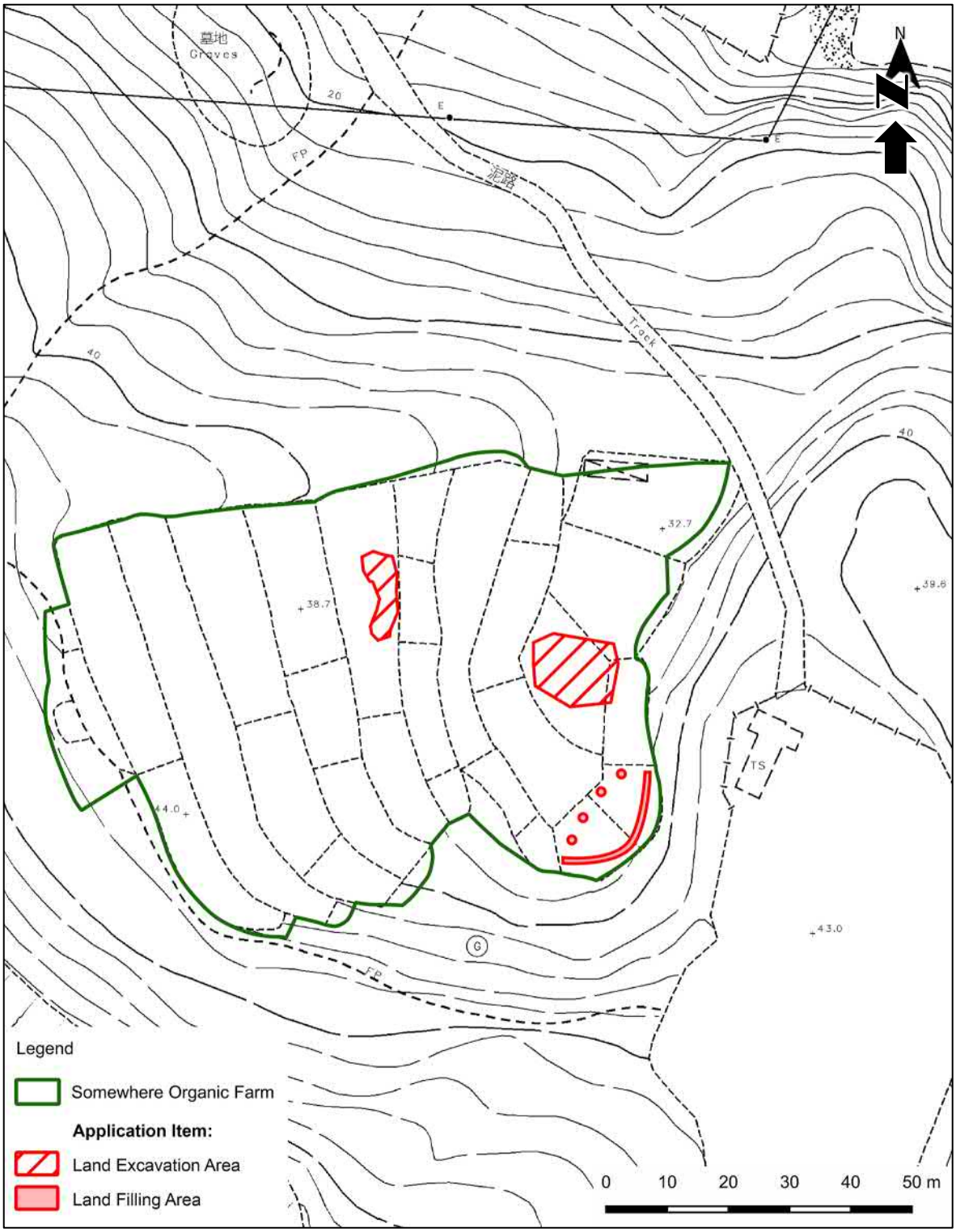
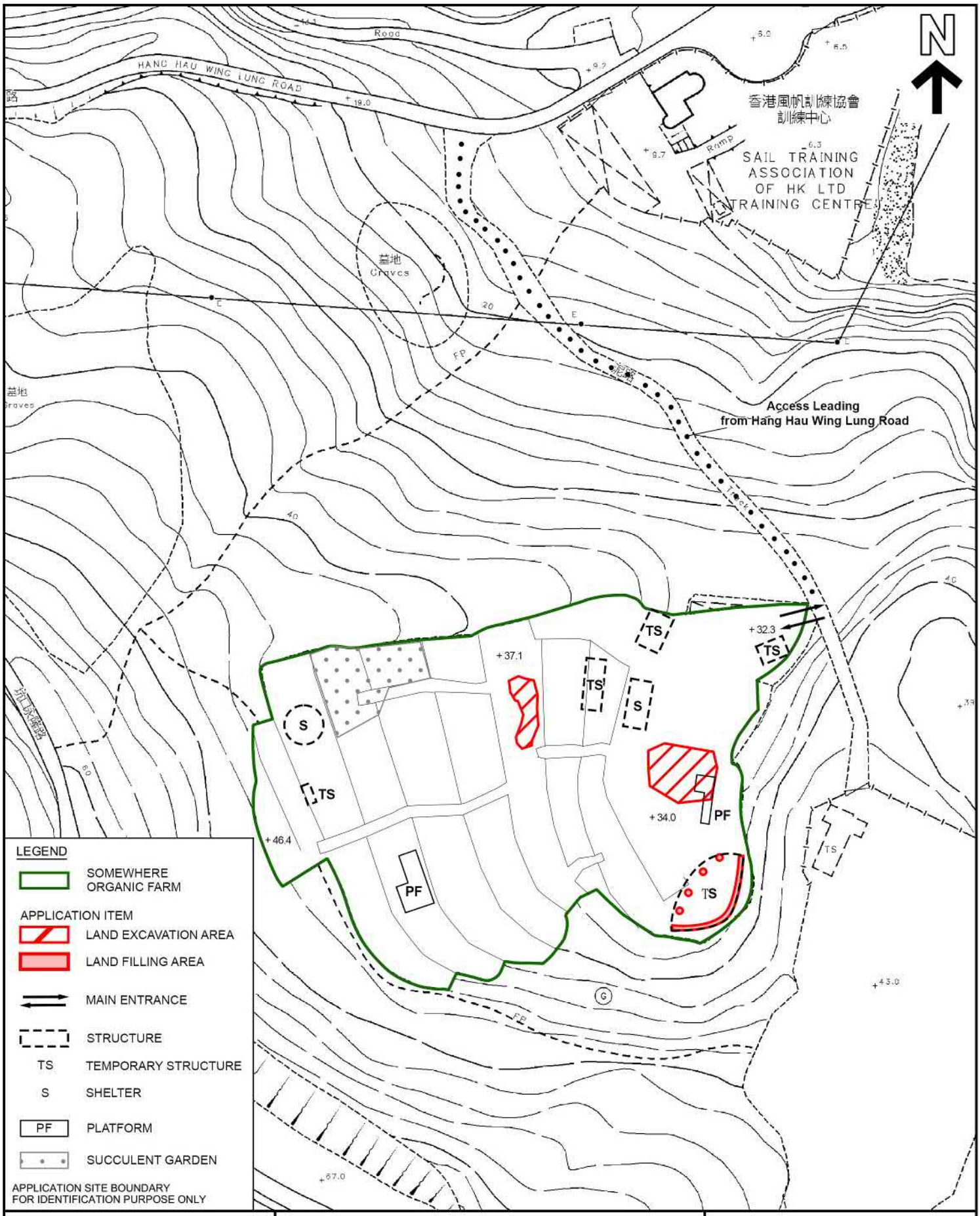


Figure 2.2 Site Location Plan (Scale 1:1 000)



KTA PLANNING LIMITED
規劃顧問有限公司

LAYOUT PLAN

PROPOSED EXCAVATION AND FILLING OF LAND
IN SUPPORT OF THE EXISTING AGRICULTURAL USE
VARIOUS LOTS IN D.D. 238, CLEAR WATER BAY,
SAI KUNG, NEW TERRITORIES

SCALE 1 : 1 000

Figure 2.3

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 12-NW-17B

DATE: 7.6.2024

Figure 2.4 Site Photos

2.2 Land Lease and Ownership Status

2.2.1 The Farm comprises the following individual private lots (**Figure 2.5** refers): 18s.A, 18RP, 19s.A, 19s.B, 19s.C, 19s.D, 19RP, 20s.A, 20s.B, 20s.C, 20s.D, 20s.E, 20s.F, 20RP, 21s.A, 21s.B, 21RP, 22, 23, 24, 25s.A, 25RP, 26, 27s.A, 27s.B, 27s.C, 27RP, 28, 29 and 30 in DD 238

2.2.2 The said private lots have a total area of about 6,175m^2 (subject to detailed survey of lot boundaries) and solely owned by the Applicant.

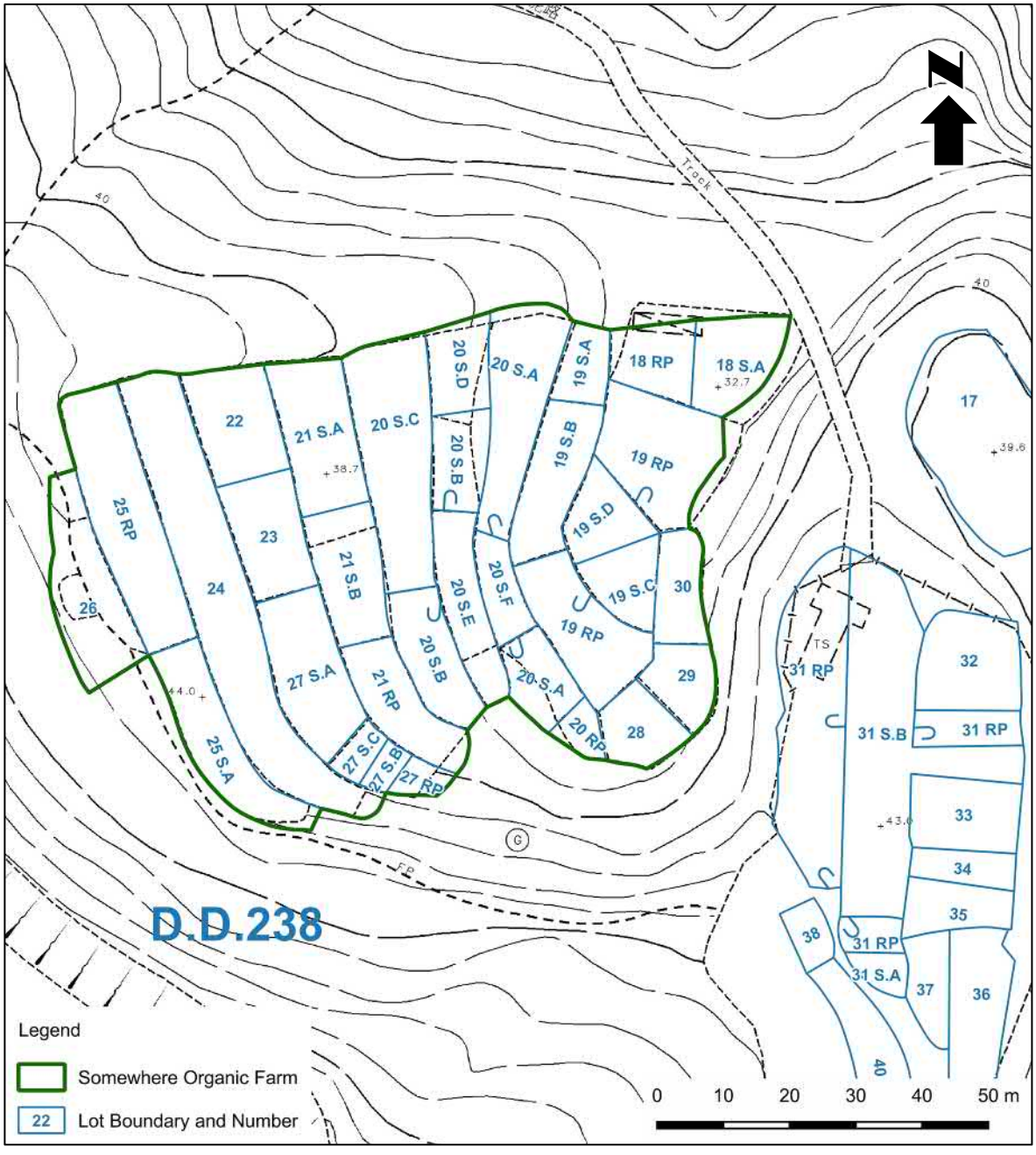


Figure 2.5 Lot Index Plan

2.3 Surrounding Land Use Pattern

2.3.1 Somewhere Organic Farm surrounded by various rural uses, for example graves and other agricultural land.

2.4 Statutory Planning Context

2.4.1 The Farm and the locations of filling and exaction of land fall within an area zoned "Conservation Area" ("CA") on the Approved Clear Water Bay Peninsula North Outline Zoning Plan ("Approved OZP") No. S/SK-CWBN/6 (**Figure 2.6** refers). According to the Statutory Notes of the Approved OZP, planning intention of the "CA" zone is as follows,

"*This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.*"

2.4.2 "Agricultural Use (other than Plant Nursery)" is a Column 1 Use that is always permitted.

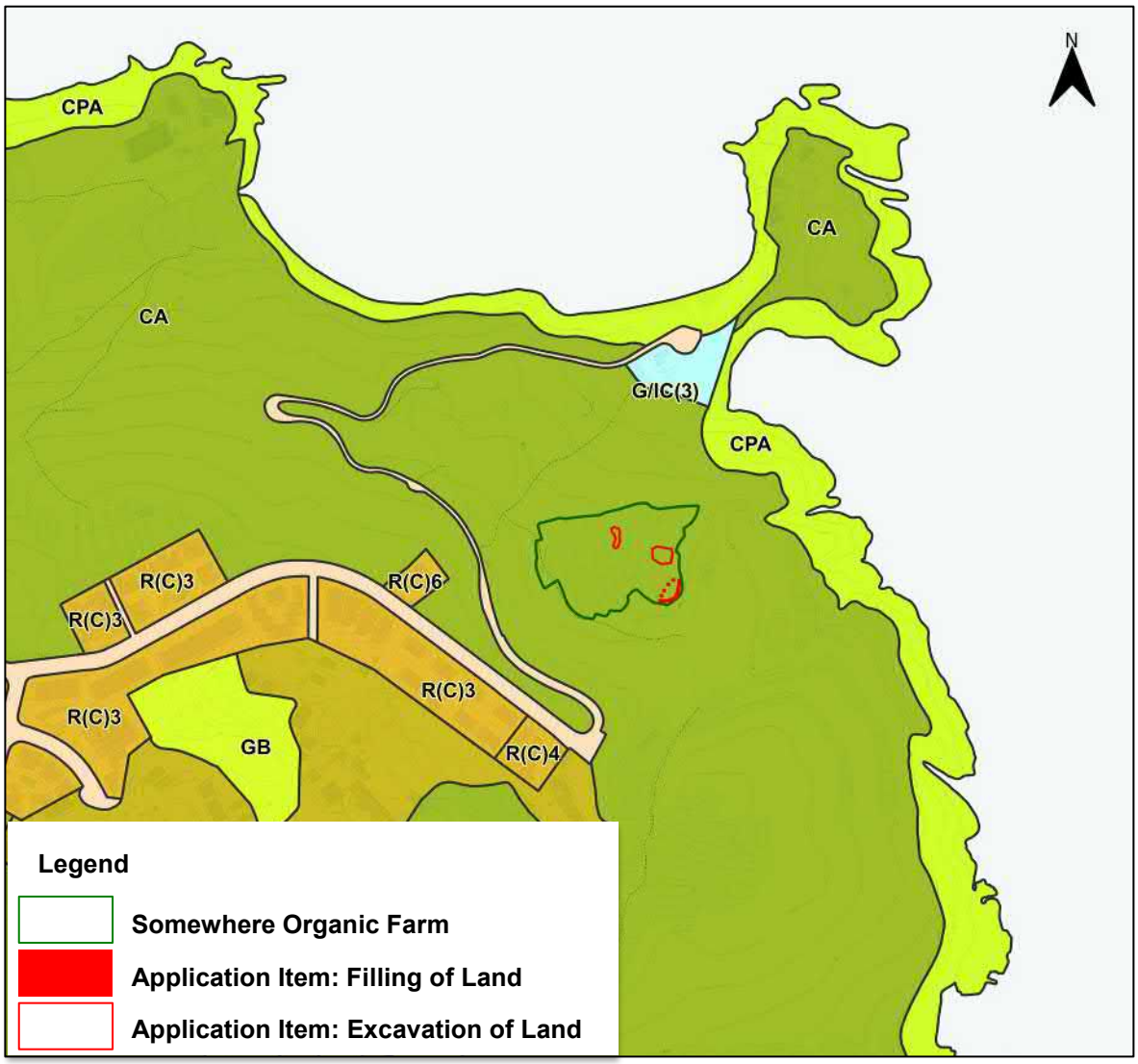


Figure 2.6 Zoning Context Plan

3 SITE HISTORY – AGRICULTURAL ACTIVITIES AT THE SITE

3.1 Before DPA Plan

3.1.1 As shown in the aerial photo (**Figure 3.1** refers), there were several patches of farmland in the area being used for agricultural use; not in the form of field or paddock, but in the form of terrace. In agriculture, terracing creates flat steps or terraces into a mountain or hillside. These steps are made to provide flat farmland and control water run-off. These terraces are considered a historic feature which recorded the farming history of Hong Kong, particularly at locations where no flat and arable land is available.

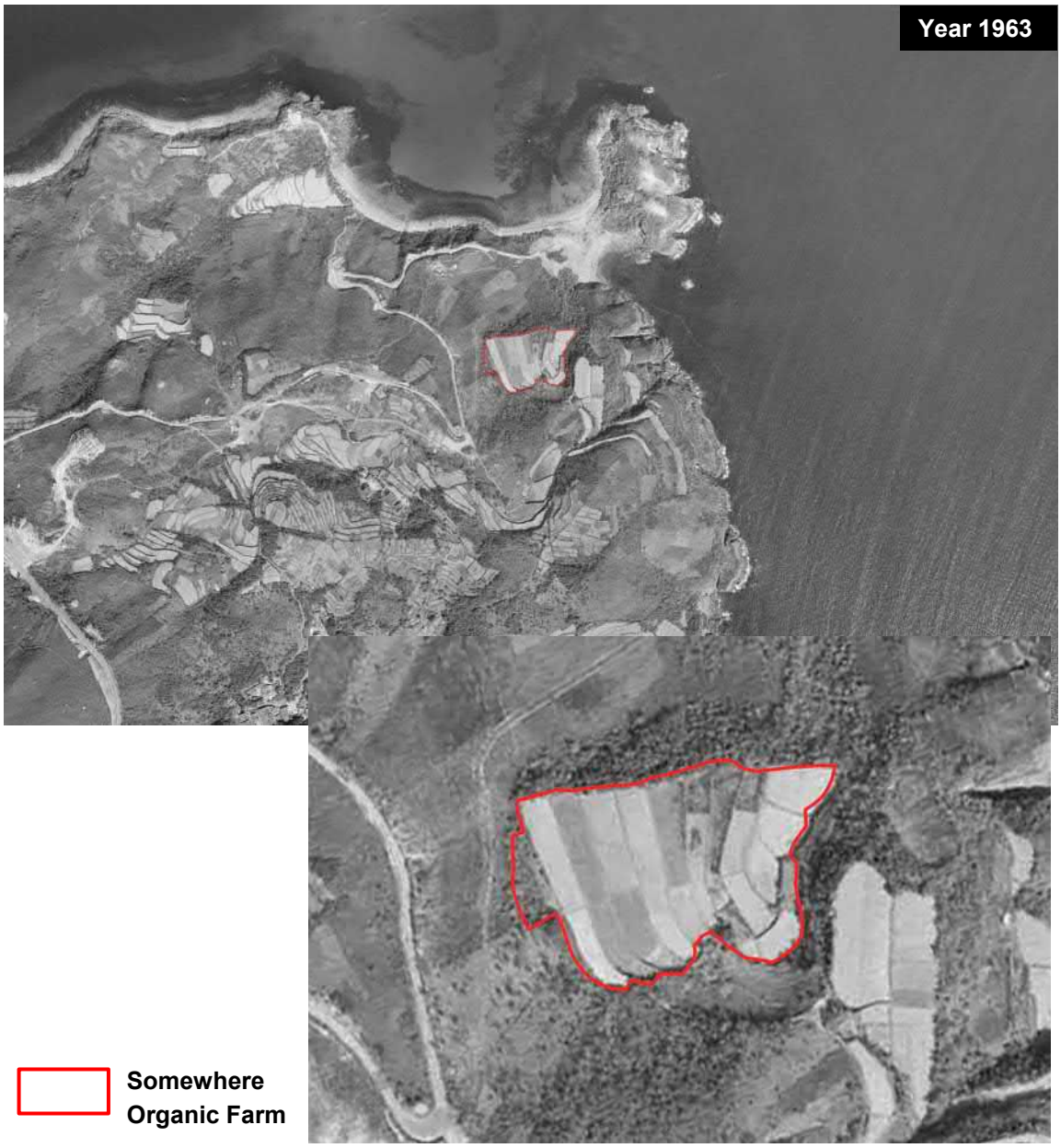


Figure 3.1 Aerial Photo (Year 1963)

3.1.2 Subsequent to the economic boost within the territory, people abandoned their farmland and earn their living in other industries. The terraces were then being covered by vegetation and have become less distinctive in the aerial photos (**Figure 3.2** refers).

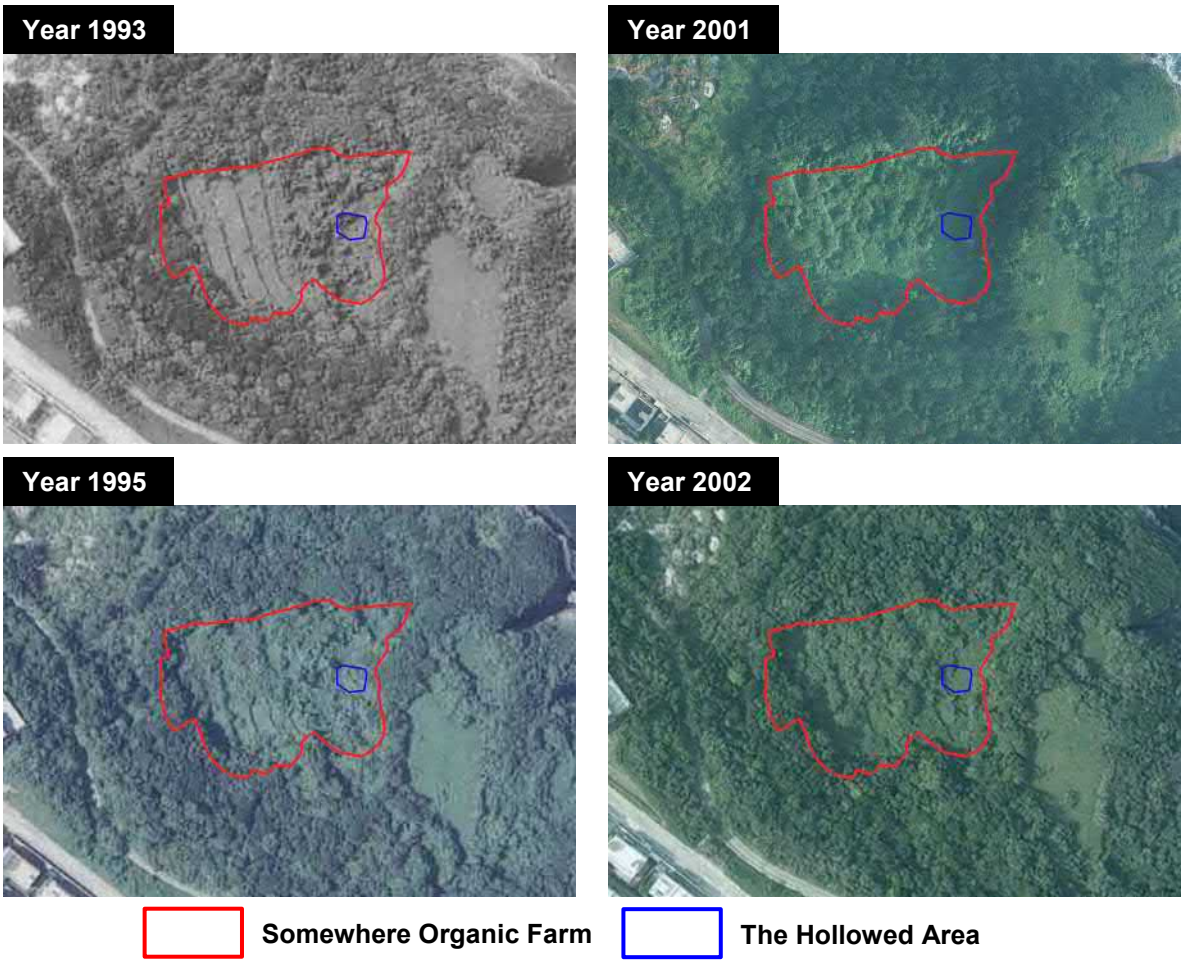


Figure 3.2 Aerial Photos

3.2 Before the Landowner Take Over the Site (i.e. before December 2016)

3.2.1 Agricultural activity has become less active in the area and a lot of the agricultural land has been abandoned. The agricultural land has eventually be occupied by outgrown vegetation and some being used for rural industrial uses. With reference to the aerial photos in **Figure 3.3**, the Farm was once being occupied by car repair/dumping.

Figure 3.3 Aerial Photo (Year 2016)

3.3 Condition of the Site at the time when the Landowner Takeover the Site (i.e. late 2016 to early 2017)

3.3.1 The landowner spent a lot of effort to clear the outgrown vegetation and reveal the terraces, and then transformed the abandoned land into an arable farmland. To be specific, the Landowner revitalizes the Hakka cultivation history by reactivating the terrace.

Figure 3.4 Site Photo (Year 2017)

3.3.2 **Figure 3.4** shows the condition of the Farm at the time when the Landowner took over the site. There are items left behind by the previous occupant, weeds and dried bushes and overgrown vegetation. It is also important to note that one of the ponds within the Farm now was a hollowed area and a water pump is found (**Figure 3.5** refers).

Figure 3.5 Site Photo Taken in 2017 (when the Landowner took over the Site)

3.4 Agricultural Use from 2017 and the Current Condition (non-conventional farming)

3.4.1 Practicing active farming is the best way to maintain the valuable historic feature. The Farm takes part in experimental farming, for example succulent garden, trial tropical fruits, miracle fruit, peanut butter fruits, cashew tree, Jabuticaba and etc.

Figure 3.6 Farming Activities (Current)

3.4.2 Even though there is fresh water supply, the Farm is predominantly using water from the nearby stream course for irrigation whereas fresh water is only used for general cleaning purpose. The Farm also has a complete rain water harvesting system to further reduce the reliance on usage of tap water.

3.4.3 Hydroponics is the science of growing plants without using soil, by feeding them on mineral nutrient salts dissolved in water. The Farm is equipped with the necessary equipment and is ready to practice hydroponics.

3.4.4 The Farm is also harvesting solar energy to provide electricity within the farmland. The solar panels have been in place since 2021 and is currently still in use.

Figure 3.7 Location of Solar Panels at the Farm

3.4.5 Instead of a tradition shelter that is made of scrap metal and nylon canvas, the Farm has an extraordinary yet naturally ventilated shelter to provide a resting area for their staff and volunteers.

3.4.6 The shelter is a bamboo shelter that is a long-span bending-active bamboo gridshell structure with a dimension of 16.81m x 13.68m x 5.3m (H). It is built from bamboo poles that are bent onsite to shape the structure and that are hand-tied together with metal wire using techniques based on Cantonese bamboo scaffolding craftsmanship. The shelter is located at the edge of the Farm and overlook the entire farm. It is elegantly designed and makes it visually compatible with the terraces and natural setting. It allows natural ventilation and captures cool breeze, thus offers a sustainable and naturally ventilated shelter for

the organic farm at the site.

3.4.7 The bamboo shelter is designed as a free-standing, standalone structure, placed on top of the ground surface without the need of piling foundations. At its back edge, the shelter is anchored to a small concrete plinth/ridge/dam which was installed to stabilise the terrain and prevent further landslides due to recent heavy rainfalls. In the front, the shelter is anchored to four concrete ballast slabs (diameter 1.2m) that prevent uplift in case of strong wind.

Figure 3.8 The Bamboo Shelter

3.4.8 The Farmland has been operating since 2018. It employs full time staff to operate and maintain the Farm. The landowner also welcomes volunteers to experience farming. The Farm is operating in a non-profit making nature and it donates some of the crops to local community/NGO.

3.5 The Applicant made adjustment to comply with the Reinstatement Notice

3.5.1 The Landowner received an Enforcement Notice and Reinstatement Notice from the Planning Department on 23 February 2024 and 11 March 2024 respectively. The Landowner has been liaising with the Planning Department proactively and responding to these notices accordingly.

3.5.2 The Landowner has started with the reinstatement works as far as practicable. They have reduced the area covered by gravels and grassed the area concerned (**Figure 3.9** refers). At the same time, the Landowner has also made the platforms ready for further inspection by the Planning Department.

As at 13 March 2024

As at 8 May 2024

Figure 3.9 Greening of Plantation Area

4 THE SUBJECT OF APPLICATION – MINOR FILLING AND EXCAVATION OF SITE FOR AGRICULTURAL USE

4.1 Minor Excavation of the Upper Pond and an Existing Hollowed Area to form the Lower Pond for Irrigation Purpose

4.1.1 There are 2 ponds within the Farm, the upper pond and lower pond and they are located at about +37mPD and +34mPD respectively. Dimensions of the ponds are as follows:

	(W)	(L)	(D)	Area	% (Farm Area)
Upper Pond	~5.6m	~14m	~1.4m	About 49m^2	0.79%
Lower Pond	~12.1m	~13m	~1.4m	About 141m^2	2.28%

4.1.2 The upper pond was excavated by the previous tenant for irrigation purpose. Comparing with the entire farmland of about 6,175m^2, the size of the lower pond is considered **not excessive** and is of a **reasonable size** (just 3.07% of the total area of the Farm) for agricultural purpose.

Figure 4.1 Existing Condition of the Upper Pond

4.1.3 **Figure 4.1** above shows the existing condition of the upper pond, where reinstatement work has yet to begun. Aquatic plants have fully occupied the surface of the pond. It is barely distinguishable with human eyes whether it is a pond or part of the grassland when standing at such a close distance.

4.1.4 The lower pond was a hollowed area at the time when the landowner took over the site. During dry season, the bottom of the hollowed area showed up and it is shown in the **Figure 3.5** that it was partially grassed. There are reasons to believe that aerial photos that were taken a few thousand feet above ground by the Lands Department would not be able to capture the hollowed area that was partially grassed or covered by aquatic plants.

4.1.5 The Applicant slightly modified and lined the lower pond for fish cultivation and adopting hydroponics in the future.

Figure 4.2 Existing Condition of the Lower Pond

4.1.6 After all, the excavation of the upper pond and minor adjustment to the original hollowed area are all carried out **in support of the ongoing agriculture activities** within the Farmland, which is a Column 1 Use under the "Conservation Area". At the same time, these ponds capture rainwater seeping down the terraces.

4.2 Minor Filling of Land for a Better Finishing of the Free-Standing Bamboo Shelter

4.2.1 According to Para. 3.4.5 and Para. 3.4.6, the bamboo shelter is a free-standing structure that showcases Cantonese bamboo scaffolding craftsmanship. It creates a naturally ventilated resting space for the staff and volunteers working at the Farm. The shelter is located at the edge of the Farm below the slope and elegantly designed. These make it visually compatible with the terraces and natural setting. It allows natural ventilation and captures cool breeze, thus offers

a sustainable and naturally ventilated shelter for the organic farm at the Farm.

4.2.2 The curvilinear plinth and barrels can in fact be placed at the ground. These odd and stiff features will then become visible. Since these are visually incompatible with the natural setting, the Applicant took steps to conceal these features underground so that only the elegant bamboo shelter is showcased at the Farm. From aesthetic and visual compatibility point of view, the current condition is considered a more acceptable option.

Figure 4.3 The Bamboo Shelter

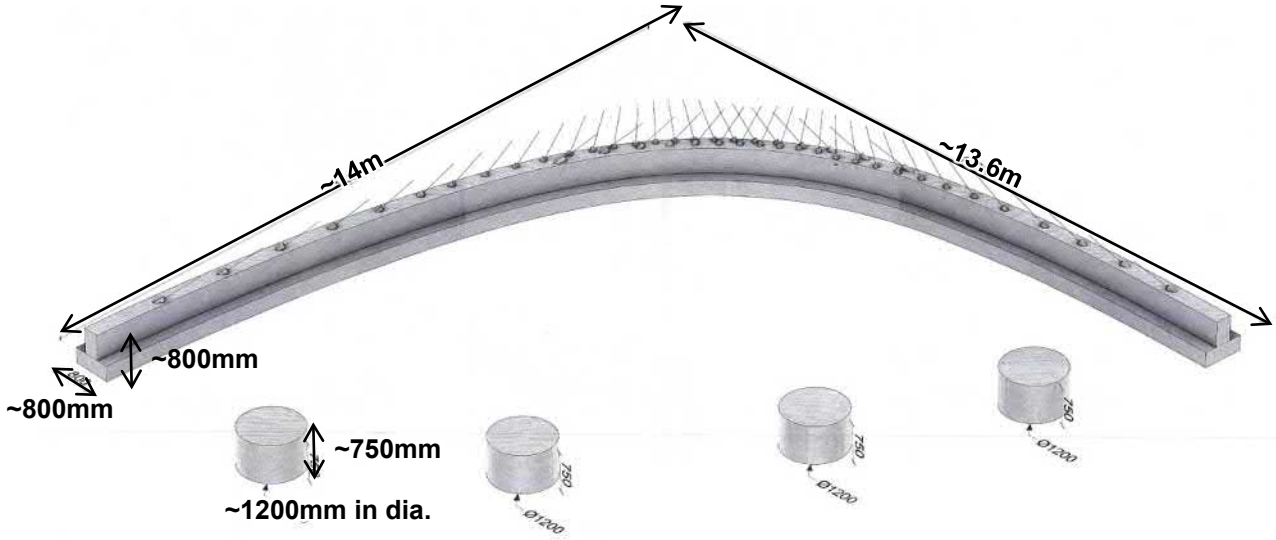


Figure 4.4 The Plinthes and Barrels of the Standalone Bamboo Shelter

4.3 The Applicant is Making an Effort in Conserving the Farmland and is In Line With the Planning Intention

4.3.1 The Applicant fully recognises and appreciates the land is being zoned "Conservation Area", which has a planning intention "… to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes…". The operation of the Farm is fully in line with the planning intention – to conserve the history of agriculture, i.e. Hakka terrace farming.

4.3.2 The Applicant cleared the overgrown vegetation, reveal the important historic terraces and revitalises these terraces for cultivation. To do so, the Applicant also made use of the nearby stream course, set up an irrigation system for the Farm. There is no doubt that a farm contains features that help to maintain stable water supply, for example water ponds. The excavation of the upper pond (by the previous tenant) and the modifying of the hollowed area to form the lower

pond (by the Applicant) are to support the agricultural use. His determination of conserving the farmland has been further demonstrated in his effort in employing renewable energy (e.g. solar energy), adopting organic farming concept and hydroponics as well as having a naturally ventilated bamboo shelter at the Farm.

4.3.3 Similarly, the minor filling of land to conceal the curvilinear plinth and barrels is also aiming to maintain the natural setting and its visual environment. This conforms to the planning intention of the “Conservation Area” zone.

5 CONCLUSION AND SUMMARY

5.1 In light of the above, it is believed that the filling and excavation of land for the permitted “Agricultural Use” various lots in DD238 in Clear Water Bay at Somewhere Organic Farm can now be favourably considered by the TPB from a planning point of view.

5.2 The Planning Department and Members of the TPB are respectfully requested to give favourable consideration to support the S16 Planning Application based on the following:

- The size of the lower pond is considered not excessive and is of a reasonable size for agricultural purpose.
- The excavation of the upper pond and minor adjustment to the original hollowed area are all carried out in support of the ongoing agriculture activities within the Farmland, which is a Column 1 Use under the “Conservation Area”.
- The bamboo shelter is a free-standing structure that showcases Cantonese bamboo scaffolding craftsmanship and the minor filling of land to conceal the curvilinear plinth and barrels is acceptable from aesthetic and visual compatibility point of view.
- The application items conform to the planning intention of the “Conservation Area” zone.

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By Email

Our Ref: S3118/DD238_CWBN/24/004Lg

22 July 2024

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

Dear Sir/Madam,

Proposed Filling and Excavation of Land
for the Permitted "Agricultural Use" in "Conservation Area"
at Various Lots in DD238 in Clear Water Bay
- S16 Planning Application –
TPB Ref. A/SK-CWBN/77
[Further Information No. 1]

Reference is made to the captioned S16 Planning Application submitted on 11 June 2024 and comments from the Sai Kung & Islands District Planning Office received on 17 July 2024.

In response to the departmental comments received, please find attached the Further Information ("F.I.") submission for your consideration. The submission document consists of:

Response-to-Comment Table
Appendix I Revised Layout Plan

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at [redacted].

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Gladys Ng

Encl.

cc. SKIs DPO – Ms Sylvia Lam (By Email)
the Applicant & Team

KT/GN/vy

Proposed Filling and Excavation of Land
for the Permitted "Agricultural Use" in "Conservation Area"
at Various Lots in DD238 in Clear Water Bay
S16 Planning Application

(Planning Application No: A/SK-CWBN/77)

Response-to-Comment Table

Comments	Response
Email dated 17 July 2024 refers: **Comments from Sai Kung & Islands District Planning Office, Planning Department:** **(Contact Person: Mr Benjamin LEE Tel: 2158 6144)**	Consumables
Layout Plan of the Farm (Figure 2.3 of the Planning Statement) 1. Indicate the areas in the Farm associated with specific types of agricultural activities stated on the Planning Statement (crop farming, plantation area, hydroponics, fish cultivation, rain water harvesting, etc.)	Please kindly note that the entire area of the Farm is used for planting of various crops (subject to seasons). The Layout Plan has been updated to indicate the agricultural land and facilities that are ancillary to the farming activities at the Farm, such as shelters, storages and platforms. Please refer to *Appendix I*.
2. Supplement the construction materials/method, function and size of the structures annotated as 'Shelter', 'Temporary Structure' and 'Platform', and elaborate how the structures at the Farm can support agricultural activities.	The storages and shelters are all temporary structures placed on grade with simple construction methods similar to any other farm structures. These are created by wood, tiles, metal frames, metal sheets, polyethylene sheet, bamboo and etc. Dimensions of the temporary structures are annotated in the Layout Plan.
3. In addition to the bamboo shelter as staff/volunteer resting space, clarify if there are any structures for use by staff or visitors (e.g. staff toilets and kitchen). Please also clarify if there are waste management and/or sewerage facilities on the Farm and indicate on the plan if any.	Basic hygienic equipment (such as washing basin and toilet) is provided at the Farm. There is a septic tank to treat the foul water.
Operation Details of the Farm 1. Para. 3.4.8 of the Planning Statement states that "The landowner also welcomes volunteers to experience farming. The Farm is	

Comments	Response
operating in a non-profit making nature and it donates some of the crops to local community/NGO." Please clarify:	
- the opening hours of the Farm	There are no specific opening hours of the Farm. Two full-time staffs carry out major farming works from early morning.
- whether the Farm is open to public and whether/how they can involve in farming activities	The Farm does not open to the public. There is a group of core volunteers (about 10 nos.) who come to the Farm on a regular pattern. The landowner also invites individual friends/volunteers on ad-hoc basis if they show interests in farming.
- does the Farm operation involve ancillary activities (such as sale of cooked food, provision of guided tours or workshops etc.)	No, the Farm does not involve any ancillary activities that were being mentioned.
- visitors' access and visiting arrangement to the Farm in terms of visiting charges, target groups of visitors and number of visitors	The core volunteers arrange schedules to visit the Farm. Individual visitors invited by the Landowner and the core volunteers visit the Farm free of charge. All visitors arrange their own transportation, e.g. drop-off by vehicle, on foot and etc.
<u>Applied Excavation and Filling of Land</u>	
1. Please clarify whether the applied excavation and filling of land under the current application reflect the completed excavation/filling works for the existing ponds and bamboo shelter respectively.	Correct, the applied excavation and filling of land under the current application reflect the completed excavation/filling works for the existing ponds and bamboo shelter and no addition excavation or filling of land will be carried out.
2. Para. 3.5 of the Planning Statement - Noting that Enforcement Notice and Reinstatement Notice have been issued to the Farm, please provide the latest progress of the reinstatement works.	The Landowner has been constantly liaising with the Central Enforcement and Prosecution Section of the Planning Department in relation to the reinstatement works. The Landowner has made an effort in fulfilling the requirements, such as reducing the extent of the coverage of gravels at the succulent garden, disseminating the platform

Comments	Response
	tiles to demonstrate the platforms do not involve any filling or excavation of land and etc.. Other reinstatement works (i.e. filling of ponds) shall be considered after the Town Planning Board has made decision on the current application.

Consolidated by: **KTA Planning Limited**

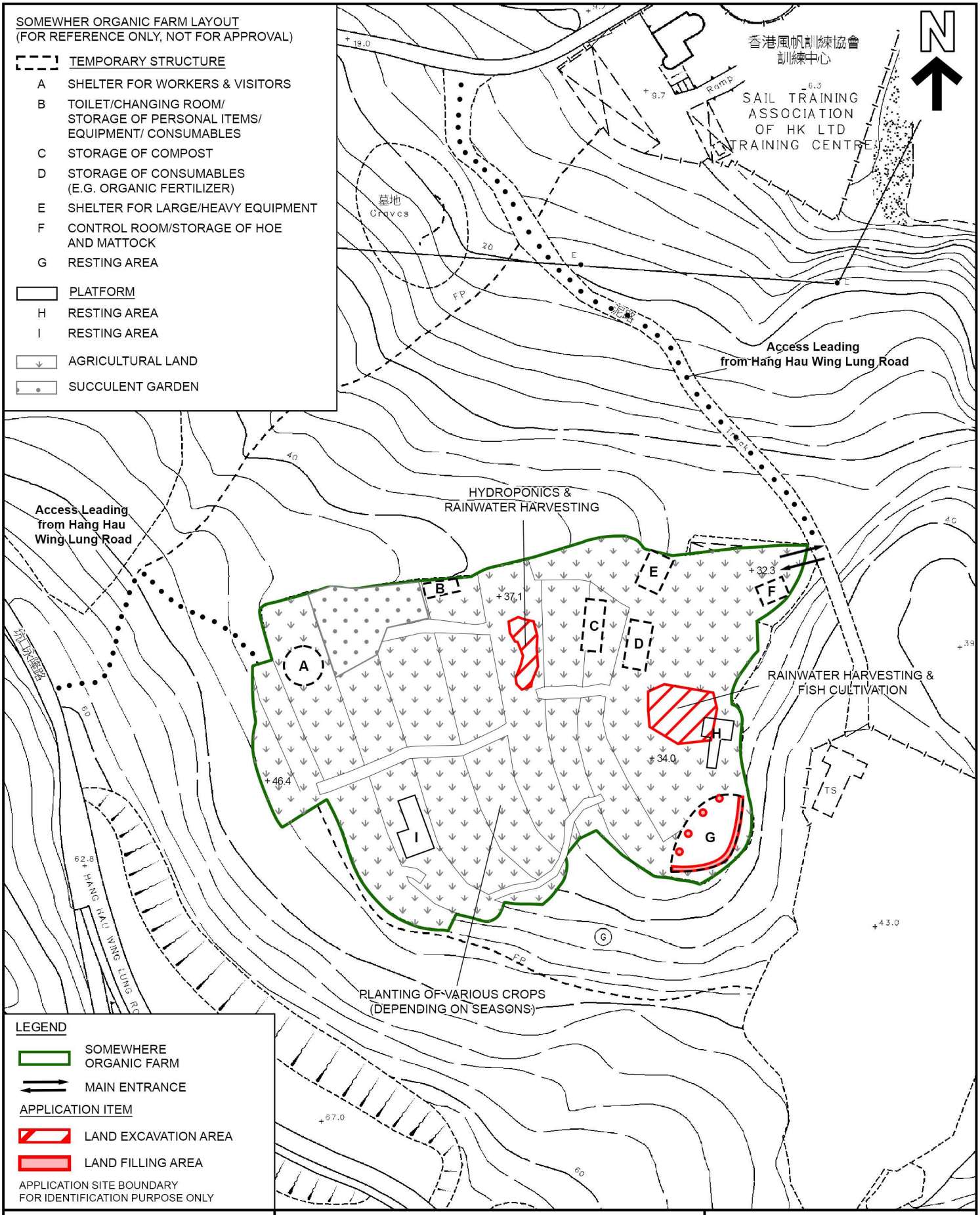
Date: **22 July 2024**

List of Appendices

Appendix I Revised Layout Plan

Appendix I

Revised Layout Plan



KTA PLANNING LIMITED
規劃顧問有限公司

LAYOUT PLAN

PROPOSED EXCAVATION AND FILLING OF LAND
IN SUPPORT OF THE EXISTING AGRICULTURAL USE
VARIOUS LOTS IN D.D. 238, CLEAR WATER BAY,
SAI KUNG, NEW TERRITORIES

SCALE 1 : 1 000

PLAN 2

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 12-NW-17B

DATE: 19.7.2024

PLANNING LIMITED
規劃顧問有限公司

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電郵EMAIL kta@ktaplanning.com

By Email

Our Ref: S3118/DD238_CWBN/24/006Lg

8 August 2024

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

Dear Sir/Madam,

Proposed Filling and Excavation of Land
for the Permitted "Agricultural Use" in "Conservation Area"
at Various Lots in DD238 in Clear Water Bay
- S16 Planning Application -
TPB Ref. A/SK-CWBN/77
[Further Information No. 2]

Reference is made to the captioned S16 Planning Application submitted on 11 June 2024 and comments from the Sai Kung & Islands District Planning Office received on 23 & 29 July and 2 August 2024.

In response to the departmental comments received, please find attached the Further Information ("F.I.") submission for your consideration. The submission document consists of:

Response-to-Comment Table
Appendix I Revised Layout Plan
Appendix II Revised Drainage Impact Assessment

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at [redacted].

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Gladys Ng

Encl.

cc. SKIs DPO – Ms Sylvia Lam (By Email)
the Applicant & Team

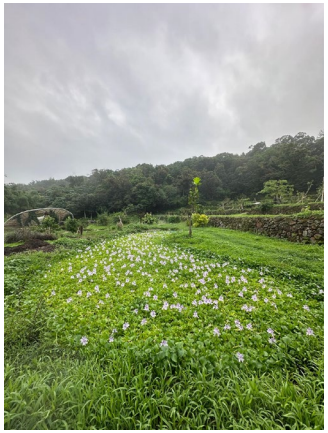
KT/GN/vy

Proposed Filling and Excavation of Land
for the Permitted "Agricultural Use" in "Conservation Area"
at Various Lots in DD238 in Clear Water Bay
S16 Planning Application

(Planning Application No: A/SK-CWBN/77)

Response-to-Comment Table

Comments	Response
Email dated 23 July 2024 refers: **Comments from Urban Design and Landscape Unit, Planning Department:** **(Contact Person: Ms Isabella TSUI Tel: 3565 3951)**	
According to aerial photo of 2023, the Site is located in an area of residential urban fringe landscape character predominated by woodland and small houses. The proposed permitted agricultural use with excavation and filling of land is considered not incompatible with the surrounding landscape character. According to Supporting Planning Statement Executive Summary, *"The Farm has a site area of 6,175m^2, the subject excavation and filling of land only take up a very small portion (less than 3.5%) of the site."* Also according to Para. 2.1.2 and the Layout Plan (Figure 2.3), *"The farm contains Hakka terraces…and it is currently active farmland with various crops and succulent species".*	Your comment that excavation and filling of land is considered not incompatible with the surrounding landscape character is noted.
Detailed Landscape Comments Noted paras. 3.5.1 & 3.5.2 of the Supporting Planning Statement, "The Landowner received an Enforcement Notice and Reinstatement Notice from the Planning Department on 23 February 2024 and 11 March 2024 respectively" and "The Landowner has started with the reinstatement works as a far as practicable. They have reduced the area covered by gravels and grasses the area concerned". Noting Figure 2.2 that three scattered areas are involved in the application, the Applicant is required to provide a landscape proposal to illustrate the proposed development	The current application tries to rationalize the filling and excavation of land at the Farm and no additional filling and excavation of land will occur. As such, no adverse impact would be induced in the future and the Farm shall remain as it is. The Applicant has tried to further improve the visual and landscape amenity of these items as follows:

Comments	Response
at three scattered sites and demonstrate with appropriate landscape mitigation treatments that no adverse impact on the existing trees and natural environment. In accordance with the TPB's Guidance Note "Application for Permission under Section 16", please provide the broad-brush survey plan on landscape resources with a broad assessment on landscape impact caused by the proposed development	Added ground vegetation and climbing plants to further enhance the amenity of the barrels of the Bamboo Shelter:  Lined the ponds with natural materials, such as stones and pebbles, plants and aquatic plants:  

Comments	Response
Advisory Remarks to Applicant The applicant is reminded that approval of the application under Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and felling. Applicant is reminded to approach relevant authority/ government department(s) direct to obtain necessary approval on tree works.	Noted, but as previously mentioned, no additional filling and excavation of land will occur, no adverse impact would be induced in the future and the Farm shall remain as it is.
Email dated 23 July 2024 refers: **Comments from Sai Kung & Islands District Planning Office, Planning Department:** **(Contact Person: Ms Sylvia Lam Tel: 2158 6165)** *Layout Plan of the Farm (Figure 2.3 of the Planning Statement)* 1. It is noted that the Farm is used for seasonal crop planting. Please provide an approximate range of the farming area / farming terrace (net of internal circulation space, footpath, and temporary structures) in terms of sq.m or percentage of the entire Farm 2. Dimensions of the temporary structures are missing from the Layout Plan. Please revise.	The Farm has a total area of 6,175sqm, please see below the areas of different uses within the Farm: Temporary structures (for storage; Items B-F) – about 168sqm Areas for resting (Items A & G-I) – about 290sqm Ponds: about 190sqm Footpath/internal accesses: about 475sqm Areas for agricultural purpose: about 5,052sqm (i.e. about 82% of the Farm) Please refer to the updated Layout Plan attached.

Comments	Response
Applied Excavation and Filling of Land 1. Previous site inspections reveal that the upper pond appears to have been filled. Please clarify the extent of the completed excavation/filling works under the subject application.	Please be confirmed that the total area of the upper pond (i.e. about 49sqm) has already included the concrete lining that has been identified as 'filling of land' by the Central Enforcement and Prosecution Section. The said concrete lining involves a thickness of about 50mm.
Email dated 29 July 2024 refers: **Comments from Drainage Services Department:** **(Contact Person: Mr Andy Kwun-wa WONG Tel: 2300 1294)** The applicant shall provide detailed drainage proposal to demonstrate that sufficient drainage have been provided to intercept all surface run-off at the concerned location.	Please kindly refer to the revised Drainage Impact Assessment in *Appendix II*.
Email dated 2 August 2024 refers: **Comments from District Lands Officer/Sai Kung, Lands Department:** **(Contact Person: Mr Hing-yan WONG Tel: 2792 5187)** No objection/ no adverse comment on the application. However, this office noted that a bamboo shelter has been erected on the Site without this office's prior approval. The applicant should remove this structure and other unauthorised structures (if any) from the Site or the Farm. Otherwise, this office will consider taking appropriate	The no objection/ no adverse comment on the application is noted. The Applicant shall deal with this issue with LandsD separately upon approval of the subject planning application.

Comments	Response
enforcement action as necessary.	
Should planning approval be given to the subject planning application, the owner of the lots without Short Term Waiver (STW) will need to apply to this office for a STW to permit the structures to be erected or regularise any irregularities on Site, if any. Besides, given the proposed use is temporary in nature, only application for erection of temporary structures will be considered. Application for the above will be considered by the LandsD acting in the capacity as landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions as may be imposed by LandsD including the payment of fees as considered appropriate.	Noted, the Applicant shall apply to LandsD separately upon approval of the subject planning application.
With reference to para. 8 of the applicant's submission, the Site is served with a vehicular access branching off from Hang Hau Wing Lung Road. It is, however, noted that this vehicular access as claimed by the applicant is an unauthorised tract situated on unleased and unallocated Government land and thus, is not allowed for vehicular access purpose.	Please kindly note that the vehicular access is not one of the subject items under the current planning application, the Applicant shall deal with this issue with LandsD separately upon approval of the subject planning application.
Moreover, the grant of a right of way to the application site or approval of the EVA thereto is not guaranteed.	Noted.

Comments	Response
Email dated 2 August 2024 refers: **Comments from the Director of Environmental Protection:** **(Contact Person: Mr Henry LEUNG Tel: 2835 2512)**	
a) no objection to the application from environmental planning perspective;	The no objection to the application is noted.
b) it is noted that the Sites are located in an existing farm in the "CA" zone on the OZP and the application aims to regularise the works of excavation and filling of land for permitted agricultural use completed by the applicant. Based on the above information, in view of the nature and small scale of the works, adverse environmental impact from the works is not anticipated;	Noted.
c) there was no substantial environmental complaint associated with the Sites in the past three years based on Environmental Protection Department (EPD)'s record;	Noted.
d) it is noted that there are existing structures (e.g. solar panels, shelters, platforms) at the Farm that may involve building works. In view that these structures are suspected designated projects under the Environmental Impact Assessment Ordinance (EIAO) which require an environmental permit for their construction and operation, EPD will investigate whether the constriction and/or operation of the said structures is in contravention of the EIAO.	The Applicant shall further liaise with EPD separately upon approval of the subject planning application.

Comments	Response
Email dated 2 August 2024 refers: **Comments from the Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department:** **(Contact Person: Mr Isaac CHAN Tel: 2626 1496)**	
a) no in-principle objection to the application under the Buildings Ordinance (BO) subject to (b) to (f) below;	The no in-principle objection to the application is noted.
b) all unauthorized building works/structures, if any, should be removed according to the provisions of the BO;	The Applicant shall deal with this issue with BD separately upon approval of the subject planning application.
c) all building works are subject to compliance with the BO;	Noted.
d) Authorised Person(s) must be appointed to coordinated all non-exempted building works on leased land, which are subject to compliance with the BO;	Noted.
e) the granting of the planning approval should not be construed as an acceptance of the unauthorized structures on site under the BO. Enforcement action may be taken to effect the removal of all unauthorized works in the future; and	Noted.
f) detailed comments will be given during plans submission stage.	Noted.

Comments	Response
Email dated 2 August 2024 refers: **Comments from the Director of Agriculture, Fisheries and Conservation:** **(Contact Person: Ms Joyce MAK Tel: 2150 6941)** No particular comment on the proposed excavation and filling of land within the Sites from nature conservation perspective. His office has no formal record of active farmland/ farming activities at the Sites and has no comment from agricultural perspective.	Noted, the Applicant shall apply to AFCD separately upon approval of the subject planning application.

Consolidated by: **KTA Planning Limited**

Date: **8 August 2024**

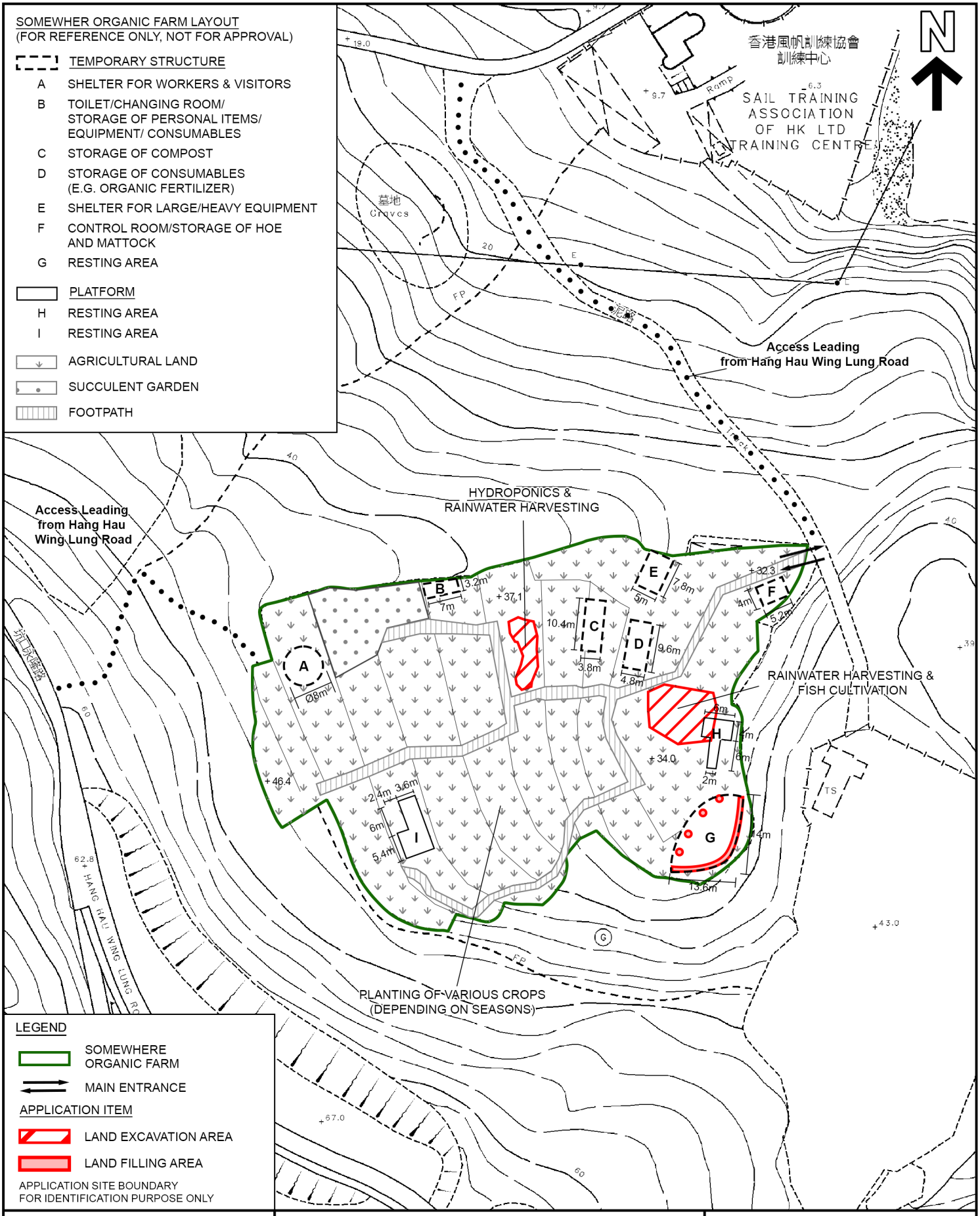
List of Appendices

Appendix I Revised Layout Plan

Appendix II Revised Drainage Impact Assessment

Appendix I

Revised Layout Plan



PLANNING LIMITED
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LAYOUT PLAN

PROPOSED EXCAVATION AND FILLING OF LAND
IN SUPPORT OF THE EXISTING AGRICULTURAL USE
VARIOUS LOTS IN D.D. 238, CLEAR WATER BAY,
SAI KUNG, NEW TERRITORIES

SCALE 1 : 1 000

PLAN 2

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 12-NW-17B

DATE: 26.7.2024

Appendix II

Revised Drainage Impact Assessment

S16 PLANNING APPLICATION FOR THE PROPOSED FILLING AND EXCAVATION OF LAND FOR THE PERMITTED "AGRICULTURAL USE" IN "CONSERVATION AREA" AT VARIOUS LOTS IN D.D.238, CLEAR WATER BAY, SAI KUNG, NEW TERRITORIES

DRAINAGE IMPACT ASSESSMENT

5 August 2024

Ref No: RT24120-DIA-01_r2

Prepared By:

BeeXergy Consulting Limited (BXG)
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Email: info@beexergy.com

Project:	S16 PLANNING APPLICATION FOR THE PROPOSED FILLING AND EXCAVATION OF LAND FOR THE PERMITTED "AGRICULTURAL USE" IN "CONSERVATION AREA" AT VARIOUS LOTS IN D.D.238, CLEAR WATER BAY, SAI KUNG, NEW TERRITORIES DRAINAGE IMPACT ASSESSMENT
Report No.:	RT24120-DIA-01_r2

Revision	Issue Date	Description	Author	Checker	Approver
0	12/06/2024	Issued for Comment	TL	YS	HM
1	13/06/2024	Issued for Comment	TL	YS	HM
2	05/08/2024	Issued for Comment	TL	YS	HM

Prepared By:

Theo Lai
Senior Consultant

Checked by

Sui Hang Yan
Technical Director

Approved by:

Henry Mak
Director

Disclaimer:

- This report is prepared and submitted by Beexergy Consulting Limited with all reasonable skill to the best of our knowledge, incorporating our Terms and Conditions and taking account of the resources devoted to it by agreement with the client.
- We disclaim any responsibility to the client and others in respect of any matters outside the project scope.
- This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies upon the report at their own risk.

TABLE OF CONTENTS

1 INTRODUCTION

1.1 PROJECT BACKGROUND

BeeXergy Consulting Limited was commissioned by the KTA Planning Limited on behalf of Ringlet Global Limited (the Applicant) to prepare a drainage impact assessment (DIA) to support the S16 Planning Application for the Proposed Filling and Excavation of Land for the Permitted "Agricultural Use" in "Conservation Area" at Various Lots in D.D.238, Clear Water Bay, Sai Kung, New Territories (the Application).

Drawings and technical information on the existing agricultural land were provided by the Applicant and the Project Planning Consultant, KTA Planner Limited.

1.2 PROJECT LOCATION

The Project Site is located at Various Lots in D.D.238, Clear Water Bay, Sai Kung, New Territories, surrounded by Hang Hau Wing Lung Road. **Figure 1** shows the Project Site location and its surrounding area.

Figure 1 Location of the Project Site (Source: GeoInfo Map)

1.3 DESCRIPTION OF THE PROJECT SITE

The Project Site area is approximately 6,175 m^2. Minor filling for a bamboo shelter and excavation of site for two ponds is found. The master layout plan is provided in **Appendix A**.

2 DRAINAGE IMPACT ASSESSMENT

2.1 SCOPE OF WORKS

The objective of this Drainage Impact Assessment (DIA) is to assess whether the Project Site may cause adverse impacts on drainage and flooding or not with the minor filling and excavation of land. These impacts will be identified and mitigation measures will be proposed (when appropriate) in order to demonstrate that the Project Site with the minor filling and excavation of land will not cause an unacceptable increase in the risk of flooding in areas upstream of, adjacent to or downstream of the agricultural land.

2.2 SITE LOCATION AND TOPOGRAPHY

The Project Site is sloping downwards from west to east with topographic level from approximately +46.0 mPD to +32.0 mPD according to the topography map from Lands Department (LandsD). The Project site is currently a farmland.

2.3 EXISTING DRAINAGE FACILITIES

The existing drainage record from the GeoInfo Map of the LandsD and DSD are obtained for this DIA. According to the record, there are no existing manholes or public drainage pipes around the Project Site. Currently, the runoff from the Project Site is soaked away into the soil or flow through the natural valley according to topography of the surrounding area. The existing drainage record can be found in **Appendix B**.

Surface runoff inducted from the minor filling of the bamboo shelter will be diverted by a 150mm open U-channel towards the excavated ponds. Proposed internal drainage is provided in **Appendix C**.

2.4 DRAINAGE ANALYSIS

2.4.1 ASSUMPTIONS AND METHODOLOGY

Peak instantaneous runoff without and with the minor filling and land excavation was calculated based on the Rational Method. The recommended physical parameters, including runoff coefficient (C) and storm constants for different return periods, are as per the *Stormwater Drainage Manual* issued by DSD.

The Rational Method has been adopted for hydraulic analysis and the peak runoff is given by the following expression:

$$\boldsymbol{Q_p = 0.278\, C\, i\, A}$$

where:

Q_p = peak runoff in m^3/s

C = runoff coefficient

i = rainfall intensity in mm/hr

A = catchment area in km^2

Rainfall intensity is calculated using the following expression:

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

where:

i = rainfall intensity in mm/hr

t_d = duration in minutes (td≤240)

a, b, c = storm constants given in Table 3 of SDM

For a single catchment, duration (t_d) can be assumed to be the time of concentration (t_c) which is calculated as follows:

$$\boldsymbol{t_c = t_0 + t_r}$$

where:

t_c = time of concentration

t_0 = inlet time (time taken for flow from the most remote point to reach the most upstream point of the urban drainage system)

Generally, t_0 is much smaller than t_f. As shown in Equation 2, t_d is the divisor. Therefore, larger t_d will result in smaller rain intensity (i) as well as a smaller Q_p. For the worst-case scenario, t_r is assumed to be negligible and so:

$$\boldsymbol{t_d = t_c = t_0}$$

$$\boldsymbol{t_0 = \frac{0.14465\, L}{H^{0.2}\, A^{0.1}}}$$

where:

A = catchment area (m^2)

H = average slope (m per 100m), measure along the line of natural flow, from the summit of

the catchment to the point under consideration

L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

The capacities of the drainage pipes have been calculated using the Colebrook-White Equation, assuming full bore flow with no surcharge, as follows, incorporate 10% sedimentation in the calculation of drainage flow capacity in accordance with the *Stormwater Drainage Manual:*

$$V = -\sqrt{32gRs} \times \log\left(\frac{k_s}{14.8R} + \frac{1.25v}{R\sqrt{32gRs}}\right)$$

where:

V = mean velocity (m/s)

g = gravitation acceleration (m/s^2)

R = hydraulic radius (m)

k_s = hydraulic pipeline roughness (m)

V = kinematic viscosity of fluid (m^2/s)

S = hydraulic gradient (energy loss per unit length due to friction)

2.5 ASSESSMENT ASSUMPTIONS

2.5.1 PROJECT SITE

For the Application, minor filling for a bamboo shelter and excavation of site for two ponds is found for the Project Site. The site characteristics of without and with the minor filling and land excavation are summarized in **Table 1**.

Table 1: Surface Characteristics and Runoff Coefficients of the Site

Scenario of Project	Area (m^2)	Surface Characteristics
Without the Minor Filling and Excavation of Site	6,175	95% unpaved + 5% paved[1]
With the Minor Filling and Excavation of Site	6,175	90% unpaved + 10% paved[1][2][3]

Remark:

[1] The percentage of paved area is assumed to be the amount of land covered by temporary structures, storage and platforms instead of paved with concrete.

[2] The excavation area is assumed as paved area in a conservative approach.

[3] The entire area of the free-standing bamboo shelter including the shaded area, plinths and barrels is assumed as paved area in a conservative approach.

2.5.2 CUMULATIVE RUNOFF (SURROUNDING CATCHMENTS)

According to the existing drainage record from the GeoInfo Map of the LandsD and DSD, there are no manholes and public drainage pipes around the Project site. All runoff from the Project site and the surrounding catchments shall be discharged by soak away method into the soil or flow through the natural valley according to topography of the surrounding area.

The existing drainage network collects runoff from the Project Site and that from the surrounding catchments. Runoff from surrounding catchments (Catchment A) shall be taken into account in the estimation. The Project Site catchment that contributed to the cumulative runoff have been identified as Catchment S. According to the topography of the surrounding area, Catchment A is a valley located next to the Project Site. Runoff from Catchment A will soak away into the soil or flow down along the valley from west to east. Runoff from Catchment S will also soak away into the soil or flow down the valley and eventually flow into Catchment A due to topography of the surrounding area. Therefore, Catchment A is taken into account as a surrounding catchment for the flow estimation. The areas of Catchment S and Catchment A are shown in **Appendix D**.

With reference to the *Stormwater Drainage Manual*, the runoff coefficients of paved surface and soft landscape are 0.95 and 0.25 respectively. The paving conditions and runoff coefficients of related catchments are summarized in **Table 2**.

Table 2: Surface Characteristics and Runoff Coefficients of Surrounding Catchments

Catchment	Area (m^2)	Surface Characteristics	Runoff Coefficient for paved area	Runoff Coefficient for unpaved area
Project Site with the Minor Filling and Excavation of Site (Catchment S)	6,175	90% unpaved + 10% paved[1]	0.95	0.25
Catchment A	14,331	77% unpaved + 23% paved[1][2][3]	0.95	0.25

Remark:
[1] The percentage of paved area is assumed to be the amount of land covered by temporary structures, storage and platforms instead of paved with concrete.
[2] The excavation area is assumed as paved area in a conservative approach.
[3] The entire area of the free-standing bamboo shelter including the shaded area, plinths and barrels is assumed as paved area in a conservative approach.

2.6 ESTIMATED EXISTING AND FUTURE RUNOFF

Based on the assumptions described in **Section 2.4**, the runoff from the Project Site without and with the minor filling and land excavation was estimated based on a return period of 50

years.

The estimated peak runoff under a return period of 50 years generated from the Project Site Catchment S without and with the minor filling and land excavation are 0.131 m^3/s and 0.149 m^3/s respectively, as shown in **Table 3**. There is an increase of 13.9% in the estimated peak runoff under the return period of 50 years. Combining the peak runoff of the Project Site with the surrounding catchments, the estimated peak runoff generated is 0.555 m^3/s and 0.573 m^3/s respectively. There is a 3.3% increase in estimated peak runoff under the return period of 50 years. **Table 4** shows the peak runoff of the Project Site and surrounding catchments. Moreover, the peak runoff of the minor filling for bamboo shelter within the Project Site is provided in **Table 5**. Detailed calculations are provided in **Appendix E**.

Table 3: Estimated Peak Runoff of the Project Site

Return Period	Estimated Peak Runoff		
	Without the Minor Filling and Excavation of Site	With the Minor Filling and Excavation of Site	% Change
50 Years	0.131	0.149	+ 13.9%

Table 4: Estimated Peak Runoff of the Project Site and Surrounding Catchments

Return Period	Estimated Peak Runoff		
	Without the Minor Filling and Excavation of Site	With the Minor Filling and Excavation of Site	% Change
50 Years	0.555	0.573	+ 3.3%

Table 5: Estimated Peak Runoff of the Minor Filling for bamboo shelter within the Project Site (internal)

Return Period	Estimated Peak Runoff
	With the Minor Filling and Excavation of Site
50 Years	0.014

2.7 DRAINAGE LAYOUT AND RESULTS

Since there are no existing manholes and public drainage pipes around the Project Site, the surface runoff generated from stormwater within the Project Site will be soaked away or flow into surroundings due to topography of the surrounding area. Infiltration takes place and stormwater will be drained into the soil. Despite the fact that there will be a 13.9% increase in peak runoff with the minor filling and land excavation, the amount of increase is small and the soak away method and natural flow currently used in the Project Site and surroundings can

cater such a small increase in peak runoff. Combining the peak runoff from the Project Site and the surrounding catchment, there is only a 3.3% increase. The soak away method and natural flow used can cater such a small increase in peak runoff. The time for the surface runoff to soak into the soil is provided in **Appendix F**. The soak away time for surface runoff increased by 1.65 hours with the minor filling and excavation of Site. Surface runoff is expected to be retained in the Project Site. On the other hand, the internal drainage capacity for the return period of 50 years has been checked. As mentioned in Section 2.3, the surface runoff induced from the minor filling of bamboo shelter will be diverted to a 150mm open U-channel towards the excavated ponds. Calculation of internal drainage capacity from the minor filling can be found in **Appendix G**. The estimated peak runoff will not be higher than 27% capacity of the drainage systems, and it is anticipated that the proposed drainage system will have sufficient capacity to cater to the surface runoff from the Proposed Development. Therefore, no adverse drainage impact from the Project Site with the minor filling and land excavation is anticipated.

3 CONCLUSION

BeeXergy Consulting Limited was commissioned by the KTA Planning Limited on behalf of Ringlet Global Limited (the Applicant) to prepare a drainage impact assessment (DIA) to support the S16 Planning Application for the Proposed Filling and Excavation of Land for the Permitted "Agricultural Use" in "Conservation Area" at Various Lots in D.D.238, Clear Water Bay, Sai Kung, New Territories (the Application).

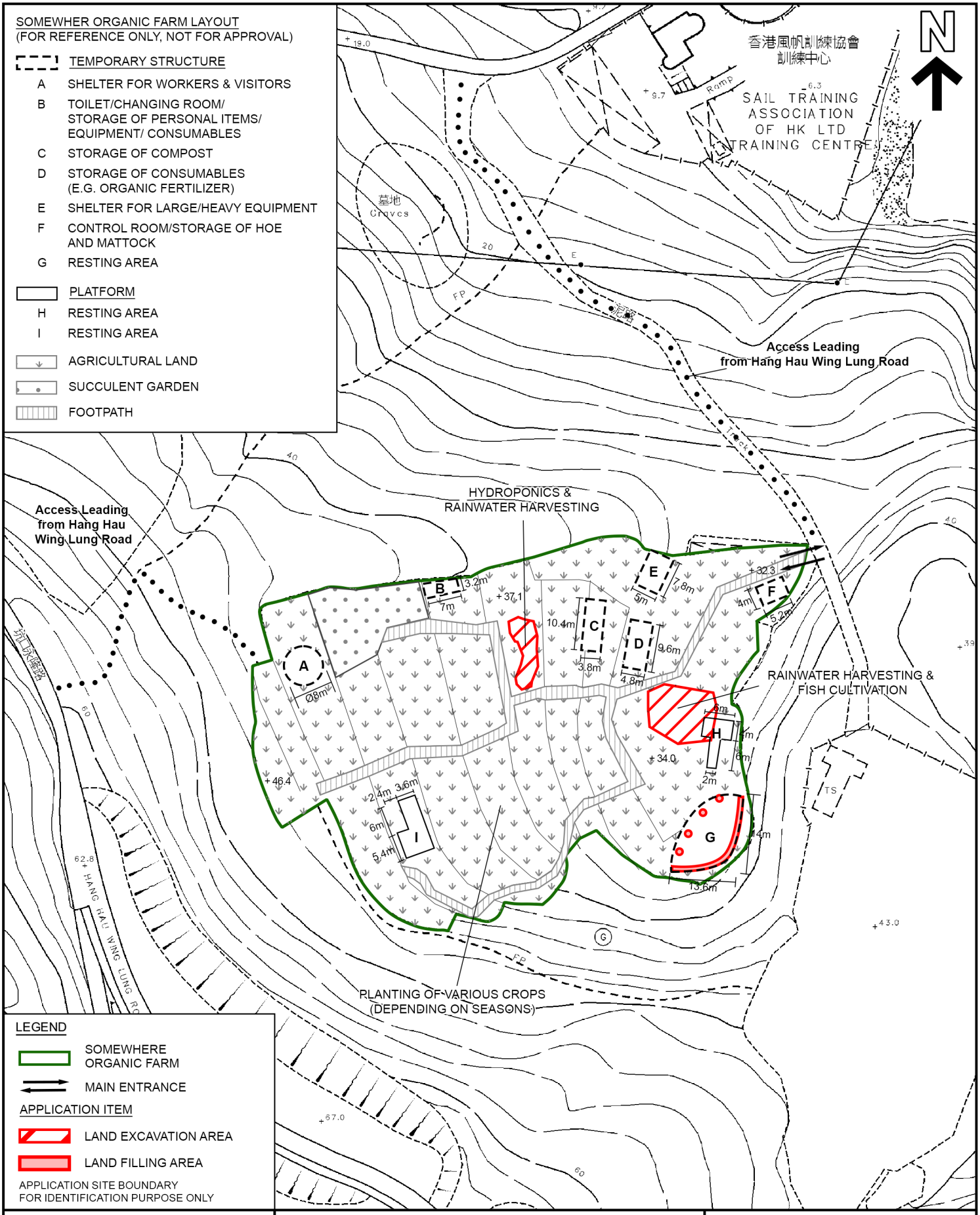
According to the existing drainage records from the GeoInfo Map of the LandsD and DSD, there are no existing manholes, public drainage pipes around the Project Site, runoff from the Project Site is currently soaked away or flew to the surrounding areas to deal with both surface runoff generated from stormwater. Infiltration takes place and stormwater will be drained into the soil. The increased soak away time due to the minor filling and excavation of Site is 1.65 hours. Surface runoff is expected to be retained in the Project Site.

The estimated peak runoff generated from the Project Site (Catchment S) without and with the minor filling and land excavation are 0.131 m^3/s and 0.149 m^3/s respectively. Combining the peak runoff of the Project Site with the surrounding catchments, the estimated peak runoff generated are 0.555 m^3/s and 0.573 m^3/s respectively. The percentage increases are 13.9% and 3.3% respectively. Since the amount of increase is small, the soak away method and natural flow currently used in the Project Site and surroundings can cater such a small increase in peak runoff. Meanwhile, the estimated peak runoff will not be higher than 27% capacity of the proposed internal drainage system. Therefore, no adverse drainage impact

from the Project Site with the minor filling and land excavation is anticipated.

In conclusion, no adverse drainage impact generated from the Project Site with the minor filling and land excavation is anticipated.

APPENDIX A
MASTER LAYOUT PLAN OF THE PROJECT SITE



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LAYOUT PLAN

PROPOSED EXCAVATION AND FILLING OF LAND
IN SUPPORT OF THE EXISTING AGRICULTURAL USE
VARIOUS LOTS IN D.D. 238, CLEAR WATER BAY,
SAI KUNG, NEW TERRITORIES

SCALE 1 : 1 000

PLAN 2

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 12-NW-17B

DATE: 26.7.2024

APPENDIX B
EXISTING DRAINAGE SYSTEM

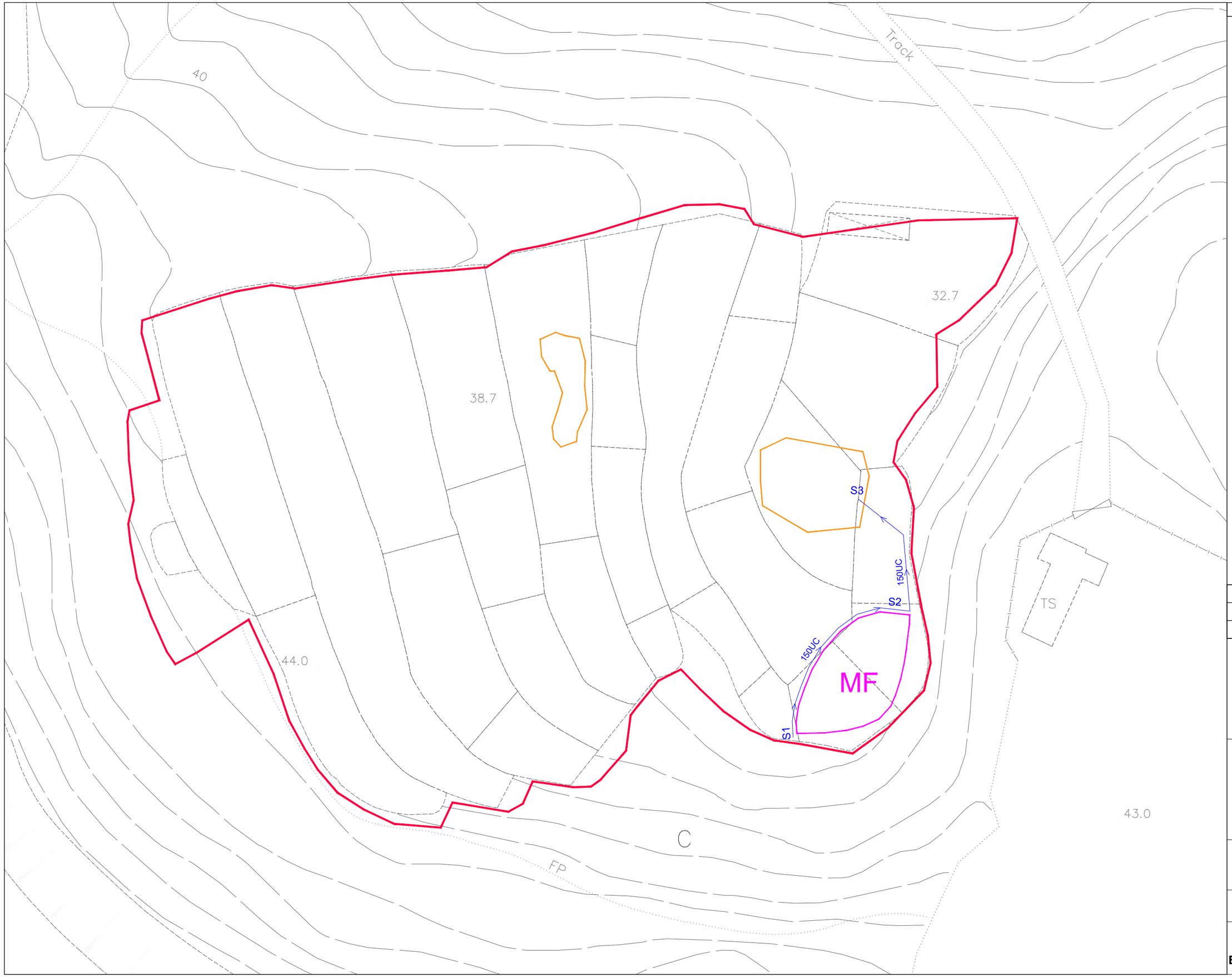
GEOINFO MAP
地理資訊地圖

Go to map: https://www.map.gov.hk/gm/geo:22.3165,114.2804?z=4514

Map Printed On 8th May 2023

Powered by GeoInfo Map: https://www.map.gov.hk

APPENDIX C
PROPOSED DRAINAGE CONNECTION



Legend

- Project Site
- Proposed 150mm u-channel
- Minor Filling for Bamboo shelter
- Excavation for ponds

	Prepared	Checked	Approved
Initial	TL	YS	HM
Date	20240801	20240801	20240801

Project Title

PLANNING APPLICATION FOR THE PROPOSED FILLING AND EXCAVATION OF LAND FOR THE PERMITTED "AGRICULTURAL USE" IN "CONSERVATION AREA" AT VARIOUS LOTS IN D.D.238, CLEAR WATER BAY, SAI KUNG, NEW TERRITORIES

Drawing Title

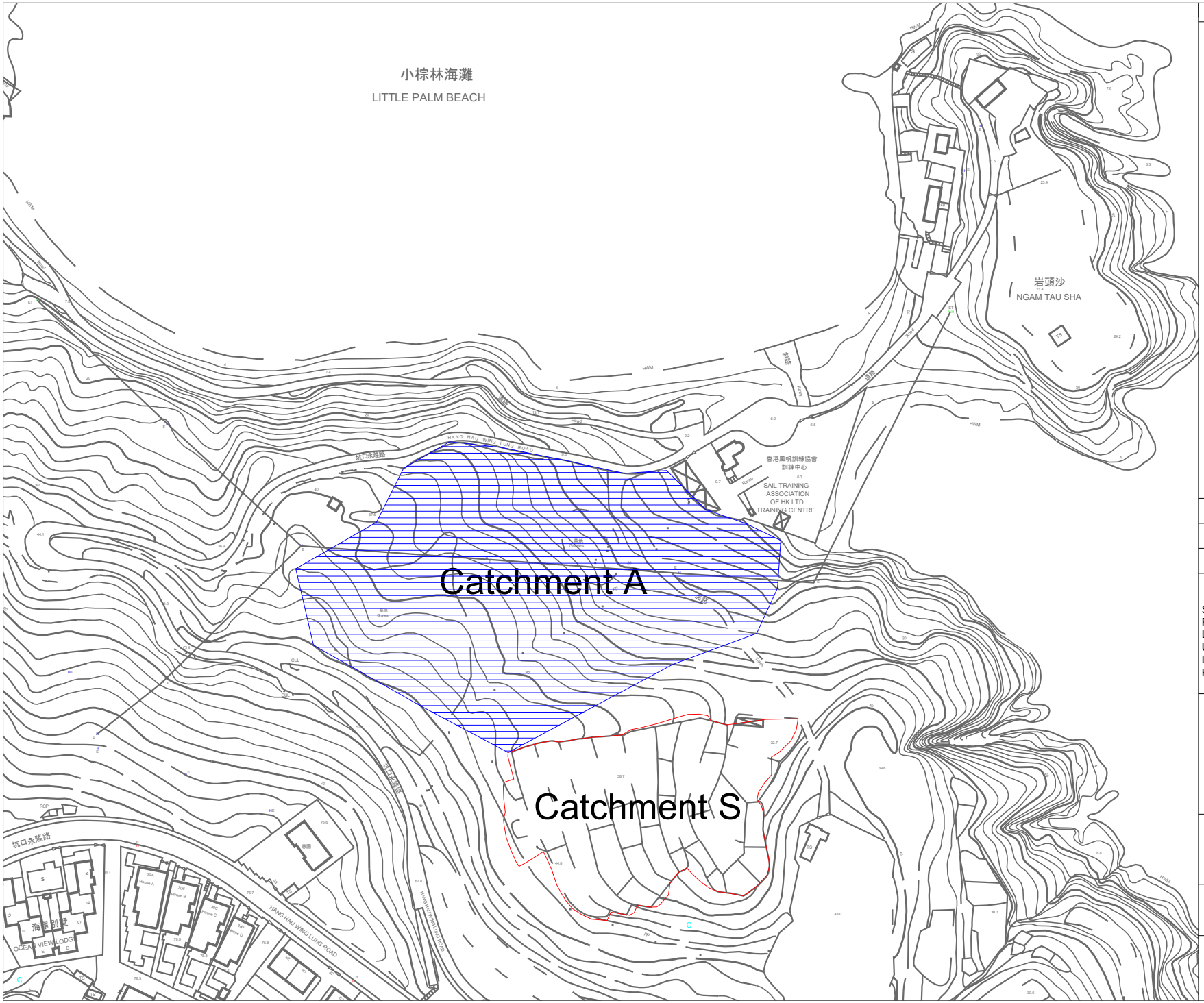
Proposed internal drainage connection

Drawing No.	Rev.
Appendix C	0

Scale: A3

BeeXergy Consulting Limited

APPENDIX D
SURROUNDING CATCHMENTS PLAN



LEGEND:

PROJECT SITE

CATCHMENT TAKEN INTO ACCOUNT

	Prepared	Checked	Approved
Initial	HY	CC	YS
Date	09052023	09052023	09052023

Project Title

S16 PLANNING APPLICATION FOR THE PROPOSED FILLING AND EXCAVATION OF LAND FOR THE PERMITTED "AGRICULTURAL USE" IN "CONSERVATION AREA" AT VARIOUS LOTS IN D.D.238, CLEAR WATER BAY, SAI KUNG, NEW TERRITORIES

Drawing Title

SURROUNDING CATCHMENTS PLAN

Drawing No.	Rev.
DIA- 1001	0

Scale:

A4 - 1:2000

BXG

BeeXergy Consulting Limited

APPENDIX E
RUNOFF CALCULATION

Calculation of Runoff for Return Period of 50 Years

Catchment ID	Unpaved Catchment Area (km^2)	Paved Catchment Area (km^2)	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t_0), min	Duration (t_d), min	Storm Constants a	Storm Constants b	Storm Constants c	Runoff intensity (i) with climate change factor(*), mm/hr	Runoff coefficient for unpaved area (C_{up})	Runoff coefficient for paved area (C_p)	C x A	Peak runoff (Q_p) m^3/s
Without the Minor Filling and Excavation of Site															
Catchment S	0.005891	0.000284	0.0062	11.49	121.9	4.52	4.52	505.5	3.29	0.355	270.74	0.25	0.95	0.00174	0.131
Catchment A	0.011044	0.003287	0.0143	21.64	184.8	5.55	5.55	505.5	3.29	0.355	259.07	0.25	0.95	0.00588	0.424
														Total	**0.555**
With the Minor Filling and Excavation of Site															
Catchment S	0.005546	0.000629	0.0062	11.49	121.9	4.52	4.52	505.5	3.29	0.355	270.74	0.25	0.95	0.00198	0.149
Catchment A	0.011044	0.003287	0.0143	21.64	184.8	5.55	5.55	505.5	3.29	0.355	259.07	0.25	0.95	0.00588	0.424
														Total	**0.573**

Remark:

*Rainfall Increase due to climate change = 111.1% (1.111)
Rainfall increase precentage due to climate change is referenced from Table 28 in DSD Corrigendum No. 1/2022 of the Stormwater Drainage Manual (SDM). 11.1% for Mid of 21st Century is adopted as worst case scenario.

Calculation of Runoff for Return Period of 50 Years within the Project Site (Internal)

Catchment ID	Unpaved Catchment Area (km^2)	Paved Catchment Area (km^2)	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t_0), min	Duration (t_d), min	Storm Constants a	Storm Constants b	Storm Constants c	Runoff intensity (i) with climate change factor(*), mm/hr	Runoff coefficient for unpaved area (C_{up})	Runoff coefficient for paved area (C_p)	C x A	Peak runoff (Q_p) m^3/s
With the Minor Filling and Excavation of Site															
Catchment MF	0.000000	0.000155	0.0002	9.70	20.6	1.14	1.14	505.5	3.29	0.355	331.03	0.25	0.95	0.00015	0.014
														Total	**0.014**

APPENDIX F
SOAK AWAY TIME

Calculation of the soakaway time

Scenarios	Soakaway Area (m2)	Peak runoff (m3/hr)	Infiltration Rate (m/hr)[1]	Soakaway time (hr)
Without the Minor Filling and Excavation of Site	5891.45	472.08	0.01016	7.89
With the Minor Filling and Excavation of Site	5546.25	537.55	0.01016	9.54
			Increase in soakaway time	1.65

Remarks:

[1] Infiltration rate of plant soil is referenced from the Soil Quality Indicators issued by the USDA Natural Resources Conservation Service, 'https://www.nrcs.usda.gov/sites/default/f
The infiltration rate for planting soil with gravel is assumed as 0.4 in/hr.

APPENDIX G
CALCULATION OF INTERNAL DRAINAGE CAPACITY

Calculation of Internal Drainage Capacity for Return Period of 50 Years within the Project Site

SECTION		Pipe	Catchment	Length	Upstream Invert Level	Downstream Invert Level	d	r	A_w	P_w	R	s	k_s	V	Q_c	Total Runoff in 50 Years	% of capacity	Remark
From	To			m	mPD	mPD	m	m	m^2	m	m	-	mm	m/s	m^3/s	m^3/s	%	
S1	S2	1 x 150mm U-channel	MF	25.5	38	36	0.15	0.075	0.018	0.471	0.04	0.078431373	0.6	2.8369	0.050	0.014	27%	OK
S2	S3	1 x 150mm U-channel	MF	17.14	36	34	0.15	0.075	0.018	0.471	0.04	0.116686114	0.6	3.4632	0.061	0.014	22%	OK

Legend

d = pipe diameter, m

r = pipe radius (m) = 0.5d

A_w = wetted area (m^2) = p r^2 (circular) ; $pr^2/2+2r^2$ (U-channel)

P_w = wetted perimeter (m) = 2pr (circular) ; 2pr/2 (U-channel)

R = Hydraulic radius (m) = A_w / P_w

s = Slope of the total energy line

k_s = equivalent sand roughness, mm

V = Velocity of flow calculated based on Colebrook White Equation, m/s

Q_c = Flow Capacity (10% sedimentation incorporated), m^3/s

Q_p = Estimated total peak flow from the Site during peak season, m^3/s

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

[redacted]

寄件者: Gladys Ng [redacted]
寄件日期: 2024年09月06日星期五 16:29
收件者: tpbpd/PLAND
[redacted]
主旨: RE: Departmental Comments - Planning Application No. A/SK-CWBN/77 - Proposed Excavation and Filling of Land for Permitted Agricultural Use in Conservation Area Zone at Various Lots in D.D. 238, Clear Water Bay, Sai Kung
附件: S3118_DD_238_CWBN_24_008Lg_rev.pdf

類別: Internet Email

Dear Sir/Madam,

The correct PDF file is attached for your consideration.

Best regards,

Gladys

Principal Town Planner

KTA Planning Limited
Address: Unit K, 16/F, MG Tower, 133 Hoi Bun Road, Kwun Tong
[redacted]
Fax: 3426 9737
URL: http://www.ktaplanning.com

PLANNING LIMITED
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UNIT K, 16/F, MG TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG
九龍觀塘海濱道133號
萬兆豐中心16樓K室
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By Email

Our Ref: S3118/DD238_CWBN/24/008Lg

4 September 2024

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

Dear Sir/Madam,

Proposed Filling and Excavation of Land
for the Permitted "Agricultural Use" in "Conservation Area"
at Various Lots in DD238 in Clear Water Bay
- S16 Planning Application -
TPB Ref. A/SK-CWBN/77
[Further Information No. 3]

Reference is made to the captioned S16 Planning Application submitted on 11 June 2024 and comments from the Drainage Services Department and Sai Kung & Islands District Planning Office and Urban Design and Landscape Section of the Planning Department received on 20 August 2024.

In response to the departmental comments received, please find attached the Further Information ("F.I.") submission for your consideration. The submission document consists of:

Response-to-Comment Table
Appendix I Revised Drainage Impact Assessment

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at [redacted]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Gladys Ng

Encl.

cc. SKIs DPO – Ms Sylvia Lam (By Email)
the Applicant & Team

KT/GN/vy

Proposed Filling and Excavation of Land
for the Permitted "Agricultural Use" in "Conservation Area"
at Various Lots in DD238 in Clear Water Bay
S16 Planning Application

(Planning Application No: A/SK-CWBN/77)

Response-to-Comment Table

Comments	Response
Email dated 20 August 2024 refers: **Comments from Drainage Services Department:** **(Contact Person: Mr Andy Kwun Wa WONG Tel.: 2300 1294)** Revised Drainage Impact Assessment **Section 2.4.1** - Please consider to incorporate climate change allowance as stipulated in SDM Corrigendum 1/2022.	Section 2.4.1 has been updated accordingly to include the rainfall increase percentage due to climate change and design allowance as per Table 28 and Table 31 in DSD Corrigendum No.1/2022 of the Stormwater Drainage Manual (SDM) respectively.
Section 2.7 - From the report, the surface runoff is proposed to be drained by "soak into soil method" while the details are not given. Also, please provide sub-soil and ground water information to further justify. Moreover, it was anticipated that it would take 1.65 hr to soak away maximum hourly rainfall. Please review efficiency and provide buffer.	Details of the soakaway method have been supplemented in paragraph 1 of Section 2.7 of the revised Drainage Impact Assessment in *Appendix I*. Soil profile of generic plant soil has been provided in Appendix F. After checking with Geotechnical Information Infrastructure managed by the Geotechnical Engineering Office, CEDD, there is no available GI report near the Project Site, and no groundwater information can be referenced. Considering the minor filling and excavation in the Project Site with the surrounding catchments, there is only 3.3% increase in the estimated peak runoff. The unpaved area (90% of the total site area) is sufficient to infiltrate the increased surface runoff even with the effect of groundwater, and the surface runoff is expected to be retained in the Project Site. On the other hand, the infiltration rate is updated with reference to local examples as shown in Appendix F. The increased time to soak away the additional runoff due to the minor filling is 0.41 hours.

Comments	Response
	In order to provide a buffer zone for the natural loss of rainfall, the existing 150mm open U- channel helps to divert the surface runoff induced from the minor filling of bamboo shelter towards the excavated ponds as temporary storage. Meanwhile, gravel being placed on the access road within the Farm help to enhance the overall infiltration efficiency of the site.
Email dated 20 August 2024 refers: **Comments from Sai Kung and Islands District Planning Office, Planning Department:** **(Contact Person: Ms Sylvia LAM Tel.: 2158 6165)** Applied Excavation and Filling of Land It is noted from the R-to-C that the upper pond comprises a 50mm-thick concrete lining subject to land filling. Please update relevant information in Part 9 (P.10) of Application Form and clarify whether there will be changes to the total application site area.	The area of the Upper Pond (i.e. 49sqm) has already included the 50mm-thick lining and this area is in fact an overlapping area which is subject to both excavation and filling. As such, please be kindly confirmed that there will be no change to the total application site area.
Email dated 20 August 2024 refers: **Comments from Chief Town Planner/Urban Design and Landscape, Planning Department:** **(Contact Person: Ms Isabella TSUI Tel.: 3565 3951)** The Applicant claimed in R-to-C that "no additional filling and	The **no comment** from landscape planning perspective is noted.

Comments	Response
excavation of land will occur, no adverse impact would be induced in the future". Also the Applicant proposed to improve the landscape amenity by "ground vegetation and climbing plants" and "lined the ponds with natural materials, such as stones and pebbles, plants and aquatic plants". According to the Supportive Planning Statement and site photos taken in 7.2024, the Site is a currently active farmland in operation with the proposed excavation and filling of land already taken place, therefore she has **no comment** from landscape planning perspective.	

Consolidated by: **KTA Planning Limited**

Date: **4 September 2024**

List of Appendices

Appendix I Revised Drainage Impact Assessment

9. 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。

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	☐ Please provide details 請提供詳情 …… …… …… …… ……
	No 否	☑
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	☑ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 …… sq.m 平方米 ☐About 約 Depth of filling 填塘深度 …… m 米 ☐About 約 ☑ Filling of land 填土 Area of filling 填土面積 ……23.52…… sq.m 平方米 ☑About 約 Depth of filling 填土厚度 ……0.8…… m 米 ☑About 約 ☑ Excavation of land 挖土 Area of excavation 挖土面積……190…… sq.m 平方米 ☑About 約 Depth of excavation 挖土深度 ……1.4……m 米 ☑About 約
	No 否	☐

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 ☐	No 不會 ☑
	On traffic 對交通	Yes 會 ☐	No 不會 ☑
	On water supply 對供水	Yes 會 ☐	No 不會 ☑
	On drainage 對排水	Yes 會 ☐	No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☑
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☑
	_____		
	_____		

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)
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)

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Replacement Page to F.I No. 2

Comments	Response
enforcement action as necessary.	
Should planning approval be given to the subject planning application, the owner of the lots without Short Term Waiver (STW) will need to apply to this office for a STW to permit the structures to be erected or regularise any irregularities on Site, if any. Besides, given the proposed use is temporary in nature, only application for erection of temporary structures will be considered. Application for the above will be considered by the LandsD acting in the capacity as landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions as may be imposed by LandsD including the payment of fees as considered appropriate.	Noted, the Applicant shall apply to LandsD separately upon approval of the subject planning application.
With reference to para. 8 of the applicant's submission, the Site is served with a vehicular access branching off from Hang Hau Wing Lung Road. It is, however, noted that this vehicular access as claimed by the applicant is an unauthorised tract situated on unleased and unallocated Government land and thus, is not allowed for vehicular access purpose.	Noted.
Moreover, the grant of a right of way to the application site or approval of the EVA thereto is not guaranteed.	Noted.

Appendix I

Revised Drainage Impact Assessment

S16 PLANNING APPLICATION FOR THE PROPOSED FILLING AND EXCAVATION OF LAND FOR THE PERMITTED "AGRICULTURAL USE" IN "CONSERVATION AREA" AT VARIOUS LOTS IN D.D.238, CLEAR WATER BAY, SAI KUNG, NEW TERRITORIES

DRAINAGE IMPACT ASSESSMENT

30 August 2024

Ref No: RT24120-DIA-01_r3_240830

Prepared By:

BeeXergy Consulting Limited (BXG)
Phone: (852) 3568-4701
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Kowloon, Hong Kong
Email: info@beexergy.com

Project:	S16 PLANNING APPLICATION FOR THE PROPOSED FILLING AND EXCAVATION OF LAND FOR THE PERMITTED "AGRICULTURAL USE" IN "CONSERVATION AREA" AT VARIOUS LOTS IN D.D.238, CLEAR WATER BAY, SAI KUNG, NEW TERRITORIES DRAINAGE IMPACT ASSESSMENT
Report No.:	RT24120-DIA-01_r3_240830

Revision	Issue Date	Description	Author	Checker	Approver
0	12/06/2024	Issued for Comment	TL	YS	HM
1	13/06/2024	Issued for Comment	TL	YS	HM
2	05/08/2024	Issued for Comment	TL	YS	HM
3	30/08/2024	Issued for Comment	TL	YS	HM

Prepared By:

Theo Lai
Senior Consultant

Checked by

Sui Hang Yan
Technical Director

Approved by:

Henry Mak
Director

Disclaimer:

- This report is prepared and submitted by Beexergy Consulting Limited with all reasonable skill to the best of our knowledge, incorporating our Terms and Conditions and taking account of the resources devoted to it by agreement with the client.
- We disclaim any responsibility to the client and others in respect of any matters outside the project scope.
- This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies upon the report at their own risk.

TABLE OF CONTENTS

1 INTRODUCTION

1.1 PROJECT BACKGROUND

BeeXergy Consulting Limited was commissioned by the KTA Planning Limited on behalf of Ringlet Global Limited (the Applicant) to prepare a drainage impact assessment (DIA) to support the S16 Planning Application for the Proposed Filling and Excavation of Land for the Permitted "Agricultural Use" in "Conservation Area" at Various Lots in D.D.238, Clear Water Bay, Sai Kung, New Territories (the Application).

Drawings and technical information on the existing agricultural land were provided by the Applicant and the Project Planning Consultant, KTA Planner Limited.

1.2 PROJECT LOCATION

The Project Site is located at Various Lots in D.D.238, Clear Water Bay, Sai Kung, New Territories, surrounded by Hang Hau Wing Lung Road. **Figure 1** shows the Project Site location and its surrounding area.

Figure 1 Location of the Project Site (Source: GeoInfo Map)

1.3 DESCRIPTION OF THE PROJECT SITE

The Project Site area is approximately 6,175 m^2. Minor filling for a bamboo shelter and excavation of site for two ponds is found. The master layout plan is provided in **Appendix A**.

2 DRAINAGE IMPACT ASSESSMENT

2.1 SCOPE OF WORKS

The objective of this Drainage Impact Assessment (DIA) is to assess whether the Project Site may cause adverse impacts on drainage and flooding or not with the minor filling and excavation of land. These impacts will be identified and mitigation measures will be proposed (when appropriate) in order to demonstrate that the Project Site with the minor filling and excavation of land will not cause an unacceptable increase in the risk of flooding in areas upstream of, adjacent to or downstream of the agricultural land.

2.2 SITE LOCATION AND TOPOGRAPHY

The Project Site is sloping downwards from west to east with topographic level from approximately +46.0 mPD to +32.0 mPD according to the topography map from Lands Department (LandsD). The Project site is currently a farmland.

2.3 EXISTING DRAINAGE FACILITIES

The existing drainage record from the GeoInfo Map of the LandsD and DSD are obtained for this DIA. According to the record, there are no existing manholes or public drainage pipes around the Project Site. Currently, the runoff from the Project Site is soaked away into the soil or flow through the natural valley according to topography of the surrounding area. The existing drainage record can be found in **Appendix B**.

Surface runoff inducted from the minor filling of the bamboo shelter will be diverted by a 150mm open U-channel towards the excavated ponds. Proposed internal drainage is provided in **Appendix C**.

2.4 DRAINAGE ANALYSIS

2.4.1 ASSUMPTIONS AND METHODOLOGY

Peak instantaneous runoff without and with the minor filling and land excavation was calculated based on the Rational Method. The recommended physical parameters, including runoff coefficient (C) and storm constants for different return periods, are as per the *Stormwater Drainage Manual* issued by DSD.

The Rational Method has been adopted for hydraulic analysis and the peak runoff is given by the following expression:

$$\boldsymbol{Q_p = 0.278\, C\, i\, A}$$

where:

Q_p = peak runoff in m^3/s

C = runoff coefficient

i = rainfall intensity in mm/hr

A = catchment area in km^2

Rainfall intensity is calculated using the following expression:

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

where:

i = rainfall intensity in mm/hr

t_d = duration in minutes (td≤240)

a, b, c = storm constants given in Table 3 of SDM

For a single catchment, duration (t_d) can be assumed to be the time of concentration (t_c) which is calculated as follows:

$$\boldsymbol{t_c = t_0 + t_r}$$

where:

t_c = time of concentration

t_0 = inlet time (time taken for flow from the most remote point to reach the most upstream point of the urban drainage system)

Generally, t_0 is much smaller than t_f. As shown in Equation 2, t_d is the divisor. Therefore, larger t_d will result in smaller rain intensity (i) as well as a smaller Q_p. For the worst-case scenario, t_r is assumed to be negligible and so:

$$\boldsymbol{t_d = t_c = t_0}$$

$$\boldsymbol{t_0 = \frac{0.14465\, L}{H^{0.2}\, A^{0.1}}}$$

where:

A = catchment area (m^2)

H = average slope (m per 100m), measure along the line of natural flow, from the summit of

the catchment to the point under consideration

L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

The capacities of the drainage pipes have been calculated using the Colebrook-White Equation, assuming full bore flow with no surcharge, as follows, incorporate 10% sedimentation in the calculation of drainage flow capacity in accordance with the *Stormwater Drainage Manual:*

$$V = -\sqrt{32gRs} \times \log\left(\frac{k_s}{14.8R} + \frac{1.25v}{R\sqrt{32gRs}}\right)$$

where:

V = mean velocity (m/s)

g = gravitation acceleration (m/s^2)

R = hydraulic radius (m)

k_s = hydraulic pipeline roughness (m)

V = kinematic viscosity of fluid (m^2/s)

S = hydraulic gradient (energy loss per unit length due to friction)

Rainfall increase percentage due to climate change and design allowance is referenced from Table 28 and Table 31 in DSD Corrigendum No. 1/2022 of the Stormwater Drainage Manual (SDM) respectively. 16% and 12.1% for end of 21st Century is adopted as worst case scenario.

2.5 ASSESSMENT ASSUMPTIONS

2.5.1 PROJECT SITE

For the Application, minor filling for a bamboo shelter and excavation of site for two ponds is found for the Project Site. The site characteristics of without and with the minor filling and land excavation are summarized in **Table 1**.

Table 1: Surface Characteristics and Runoff Coefficients of the Site

Scenario of Project	Area (m^2)	Surface Characteristics
Without the Minor Filling and Excavation of Site	6,175	95% unpaved + 5% paved[1]
With the Minor Filling and Excavation of Site	6,175	90% unpaved + 10% paved[1][2][3]

Remark:

[1] The percentage of paved area is assumed to be the amount of land covered by temporary structures, storage and platforms

instead of paved with concrete.
[2] The excavation area is assumed as paved area in a conservative approach.
[3] The entire area of the free-standing bamboo shelter including the shaded area, plinths and barrels is assumed as paved area in a conservative approach.

2.5.2 CUMULATIVE RUNOFF (SURROUNDING CATCHMENTS)

According to the existing drainage record from the GeoInfo Map of the LandsD and DSD, there are no manholes and public drainage pipes around the Project site. All runoff from the Project site and the surrounding catchments shall be discharged by soakaway method into the soil or flow through the natural valley according to topography of the surrounding area.

The existing drainage network collects runoff from the Project Site and that from the surrounding catchments. Runoff from surrounding catchments (Catchment A) shall be taken into account in the estimation. The Project Site catchment that contributed to the cumulative runoff have been identified as Catchment S. According to the topography of the surrounding area, Catchment A is a valley located next to the Project Site. Runoff from Catchment A will soak away into the soil or flow down along the valley from west to east. Runoff from Catchment S will also soakaway into the soil or flow down the valley and eventually flow into Catchment A due to topography of the surrounding area. Therefore, Catchment A is taken into account as a surrounding catchment for the flow estimation. The areas of Catchment S and Catchment A are shown in **Appendix D**.

With reference to the *Stormwater Drainage Manual*, the runoff coefficients of paved surface and soft landscape are 0.95 and 0.25 respectively. The paving conditions and runoff coefficients of related catchments are summarized in **Table 2**.

Table 2: Surface Characteristics and Runoff Coefficients of Surrounding Catchments

Catchment	Area (m^2)	Surface Characteristics	Runoff Coefficient for paved area	Runoff Coefficient for unpaved area
Project Site with the Minor Filling and Excavation of Site (Catchment S)	6,175	90% unpaved + 10% paved[1]	0.95	0.25
Catchment A	14,331	77% unpaved + 23% paved[1][2][3]	0.95	0.25

Remark:
[1] The percentage of paved area is assumed to be the amount of land covered by temporary structures, storage and platforms instead of paved with concrete.
[2] The excavation area is assumed as paved area in a conservative approach.
[3] The entire area of the free-standing bamboo shelter including the shaded area, plinths and barrels is assumed as paved area in a conservative approach.

2.6 ESTIMATED EXISTING AND FUTURE RUNOFF

Based on the assumptions described in **Section 2.4**, the runoff from the Project Site without and with the minor filling and land excavation was estimated based on a return period of 50 years.

The estimated peak runoff under a return period of 50 years generated from the Project Site Catchment S without and with the minor filling and land excavation are 0.151 m^3/s and 0.172 m^3/s respectively, as shown in **Table 3**. There is an increase of 13.9% in the estimated peak runoff under the return period of 50 years. Combining the peak runoff of the Project Site with the surrounding catchments, the estimated peak runoff generated is 0.640 m^3/s and 0.661 m^3/s respectively. There is a 3.3% increase in estimated peak runoff under the return period of 50 years. **Table 4** shows the peak runoff of the Project Site and surrounding catchments. Moreover, the peak runoff of the minor filling for bamboo shelter within the Project Site is provided in **Table 5**. Detailed calculations are provided in **Appendix E**.

Table 3: Estimated Peak Runoff of the Project Site

Return Period	Estimated Peak Runoff		
	Without the Minor Filling and Excavation of Site	With the Minor Filling and Excavation of Site	% Change
50 Years	0.151	0.172	+ 13.9%

Table 4: Estimated Peak Runoff of the Project Site and Surrounding Catchments

Return Period	Estimated Peak Runoff		
	Without the Minor Filling and Excavation of Site	With the Minor Filling and Excavation of Site	% Change
50 Years	0.640	0.661	+ 3.3%

Table 5: Estimated Peak Runoff of the Minor Filling for bamboo shelter within the Project Site (internal)

Return Period	Estimated Peak Runoff
	With the Minor Filling and Excavation of Site
50 Years	0.016

2.7 DRAINAGE LAYOUT AND RESULTS

Since there are no existing manholes and public drainage pipes around the Project Site, the surface runoff generated from stormwater within the Project Site will be soaked away or naturally lost by flowing into the surroundings due to topography of the surrounding area. Infiltration takes place and stormwater will be drained into the soil. All unpaved areas will be used for infiltration. **Appendix F** shows the generic soil profile for plant soil. Despite the fact that there will be a 13.9% increase in peak runoff with the minor filling and land excavation, the amount of increase is small and the soakaway method and natural loss currently used in the Project Site and surroundings can cater such a small increase in peak runoff. Combining the peak runoff from the Project Site and the surrounding catchment, there is only a 3.3% increase. The soakaway method and natural loss used can cater such a small increase in peak runoff. The time for the surface runoff to soak into the soil is provided in **Appendix F**. The soakaway time for surface runoff increased by 0.41 hours with the minor filling and excavation of Site. Surface runoff is expected to be retained in the Project Site.

In order to provide a buffer zone for the natural loss, a 150mm open U-channel is proposed to divert the surface runoff induced from the minor filling of bamboo shelter towards the excavated ponds as temporary storage. Calculation of internal drainage capacity from the minor filling for the return period of 50 years can be found in **Appendix G**. The estimated peak runoff will not be higher than 31% capacity of the drainage systems, and it is anticipated that the proposed drainage system will have sufficient capacity to cater to the surface runoff from the minor filling. Meanwhile, gravel will be placed at the access road inside the Proposed Development to enhance the overall infiltration efficiency of the site. A generic access road soil profile is provided in **Appendix F**. Therefore, no adverse drainage impact from the Project Site with the minor filling and land excavation is anticipated.

3 CONCLUSION

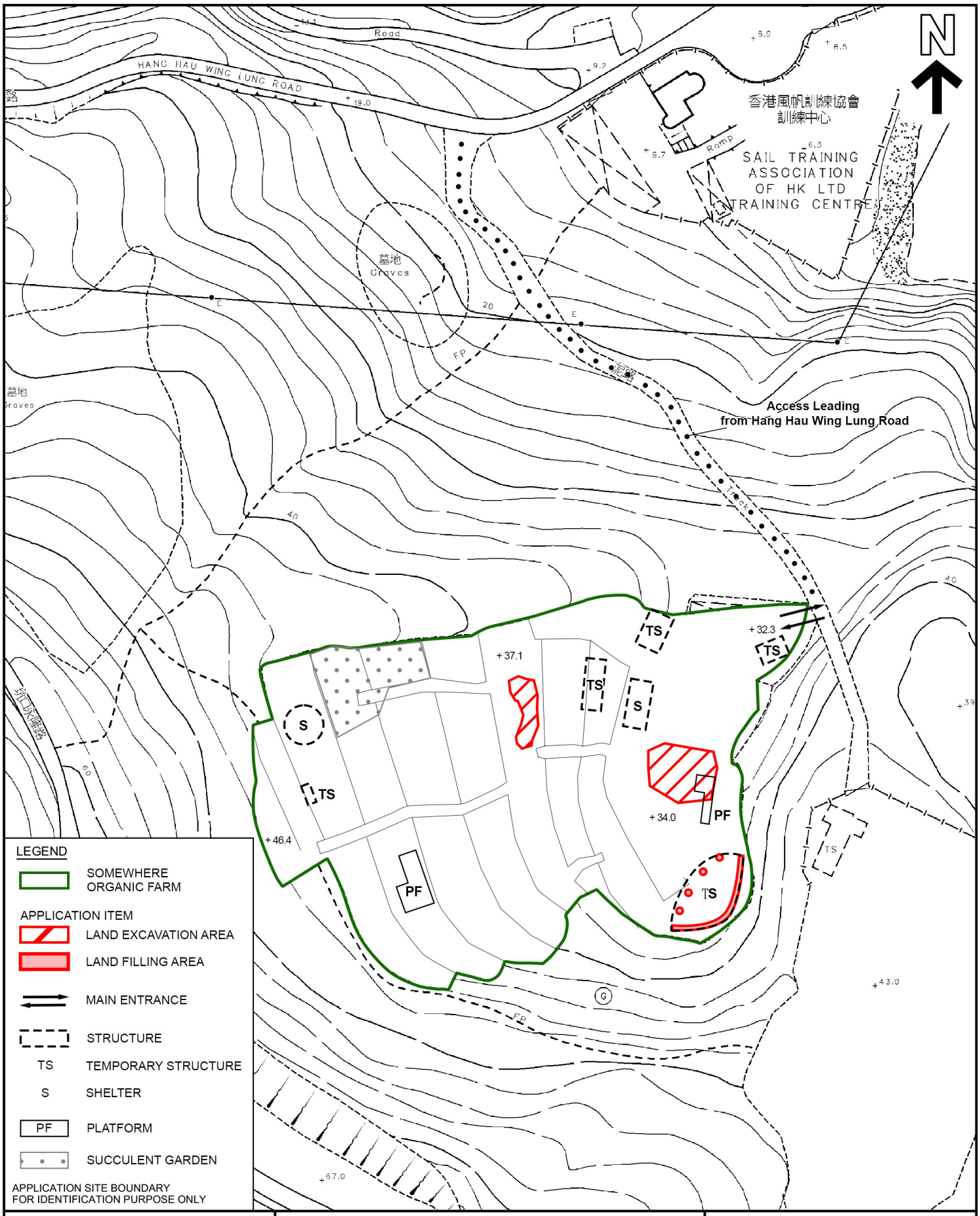
BeeXergy Consulting Limited was commissioned by the KTA Planning Limited on behalf of Ringlet Global Limited (the Applicant) to prepare a drainage impact assessment (DIA) to support the S16 Planning Application for the Proposed Filling and Excavation of Land for the Permitted "Agricultural Use" in "Conservation Area" at Various Lots in D.D.238, Clear Water Bay, Sai Kung, New Territories (the Application).

According to the existing drainage records from the GeoInfo Map of the LandsD and DSD, there are no existing manholes, public drainage pipes around the Project Site, runoff from the Project Site is currently soaked away or naturally lost. Infiltration takes place and stormwater will be drained into the soil. The increased soakaway time due to the minor filling and excavation of Site is 0.41 hours. Surface runoff is expected to be retained in the Project Site.

The estimated peak runoff generated from the Project Site (Catchment S) without and with the minor filling and land excavation are 0.151 m^3/s and 0.172 m^3/s respectively. Combining the peak runoff of the Project Site with the surrounding catchments, the estimated peak runoff generated are 0.640 m^3/s and 0.661 m^3/s respectively. The percentage increases are 13.9% and 3.3% respectively. Since the amount of increase is small, the soakaway method and natural loss currently used in the Project Site and surroundings can cater such a small increase in peak runoff. Meanwhile, the estimated peak runoff will not be higher than 31% capacity of the proposed internal drainage system. Therefore, no adverse drainage impact from the Project Site with the minor filling and land excavation is anticipated.

In conclusion, surface runoff is expected to be retained in the Project Site. No adverse drainage impact generated from the Project Site with the minor filling and land excavation is anticipated.

APPENDIX A
MASTER LAYOUT PLAN OF THE PROJECT SITE



KTA PLANNING LIMITED
規劃顧問有限公司

LAYOUT PLAN

PROPOSED EXCAVATION AND FILLING OF LAND
IN SUPPORT OF THE EXISTING AGRICULTURAL USE
VARIOUS LOTS IN D.D. 238, CLEAR WATER BAY,
SAI KUNG, NEW TERRITORIES

SCALE 1 : 1 000

PLAN 2

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 12-NW-17B

DATE: 7.6.2024

APPENDIX B
EXISTING DRAINAGE SYSTEM

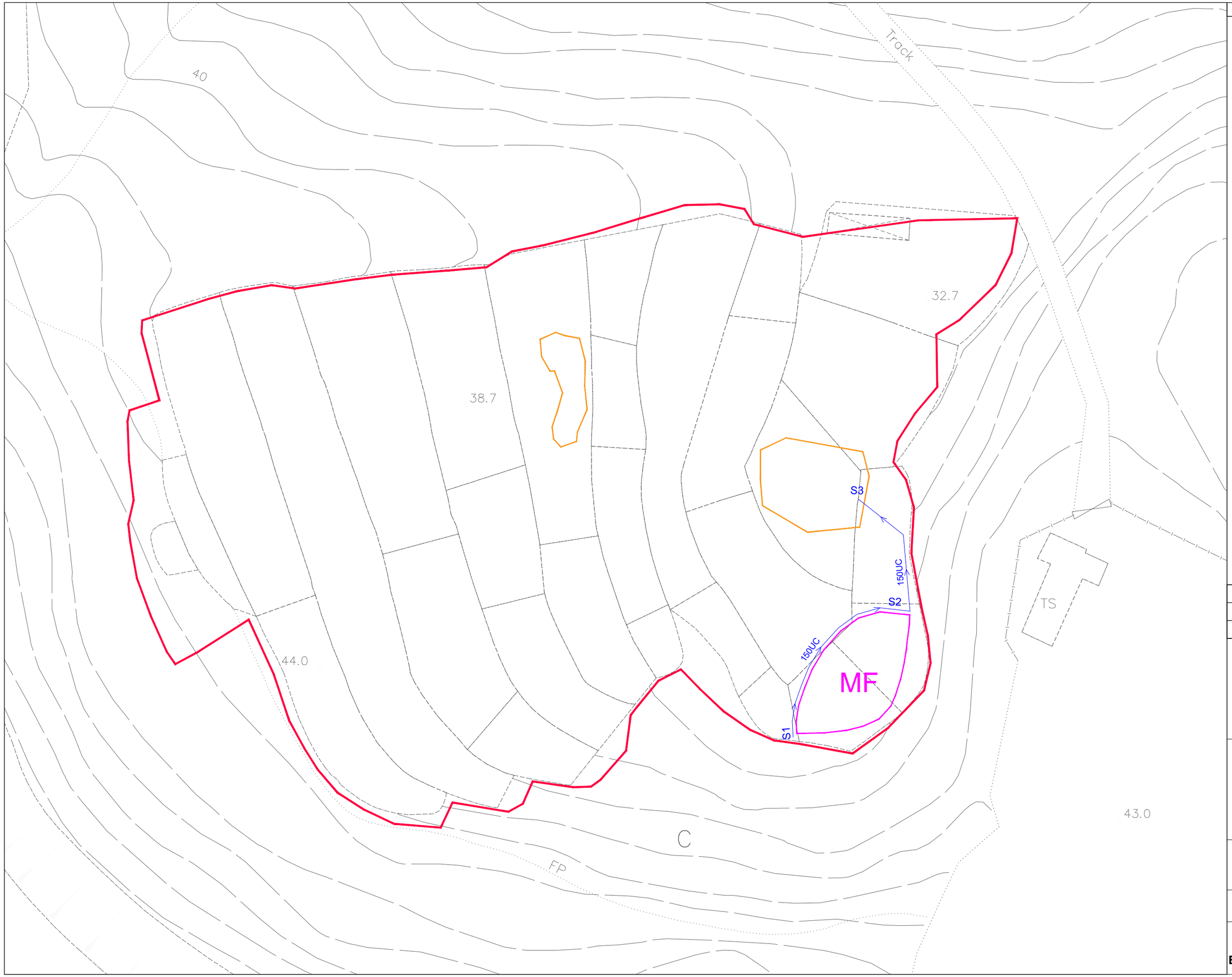
GEOINFO MAP
地理資訊地圖

Go to map: https://www.map.gov.hk/gm/geo:22.3165,114.2804?z=4514

Map Printed On 8th May 2023

Powered by GeoInfo Map: https://www.map.gov.hk

APPENDIX C
PROPOSED DRAINAGE CONNECTION



Legend

- Project Site
- Proposed 150mm u-channel
- Minor Filling for Bamboo shelter
- Excavation for ponds

	Prepared	Checked	Approved
Initial	TL	YS	HM
Date	20240801	20240801	20240801

Project Title

PLANNING APPLICATION FOR THE PROPOSED FILLING AND EXCAVATION OF LAND FOR THE PERMITTED "AGRICULTURAL USE" IN "CONSERVATION AREA" AT VARIOUS LOTS IN D.D.238, CLEAR WATER BAY, SAI KUNG, NEW TERRITORIES

Drawing Title

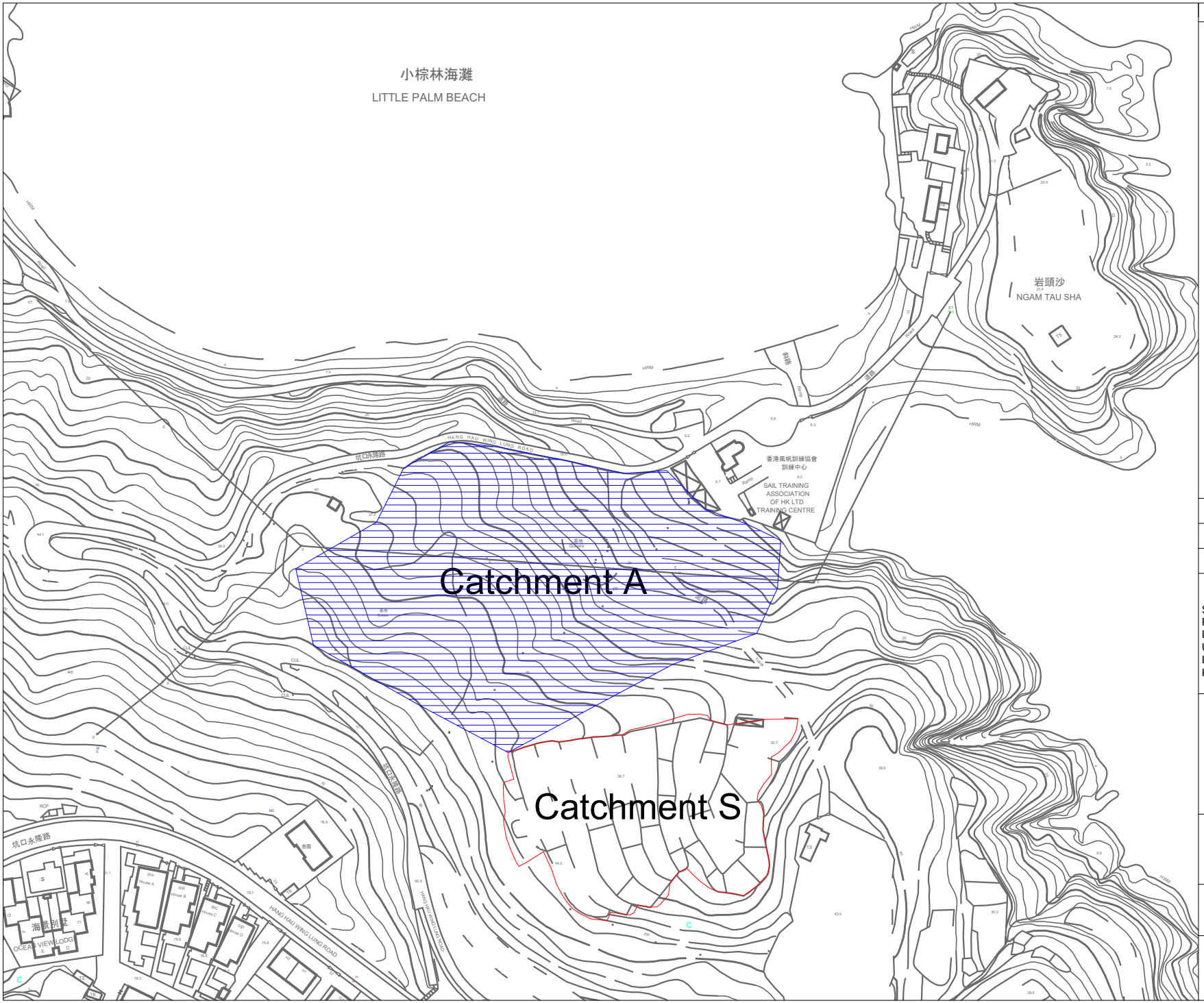
Proposed internal drainage connection

Drawing No.	Rev.
Appendix C	0

Scale: A3

BeeXergy Consulting Limited

APPENDIX D
SURROUNDING CATCHMENTS PLAN



LEGEND:

PROJECT SITE

CATCHMENT TAKEN INTO ACCOUNT

	Prepared	Checked	Approved
Initial	HY	CC	YS
Date	09052023	09052023	09052023

Project Title

S16 PLANNING APPLICATION FOR THE PROPOSED FILLING AND EXCAVATION OF LAND FOR THE PERMITTED "AGRICULTURAL USE" IN "CONSERVATION AREA" AT VARIOUS LOTS IN D.D.238, CLEAR WATER BAY, SAI KUNG, NEW TERRITORIES

Drawing Title

SURROUNDING CATCHMENTS PLAN

Drawing No.	Rev.
DIA- 1001	0

Scale:

A4 - 1:2000

BXG

BeeXergy Consulting Limited

APPENDIX E
RUNOFF CALCULATION

Calculation of Runoff for Return Period of 50 Years

Catchment ID	Unpaved Catchment Area (km^2)	Paved Catchment Area (km^2)	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t_0), min	Duration (t_d), min	Storm Constants a	Storm Constants b	Storm Constants c	Runoff intensity (i) with climate change factor[1][2], mm/hr	Runoff coefficient for unpaved area (C_{up})	Runoff coefficient for paved area (C_p)	C x A	Peak runoff (Q_p) m^3/s
Without the Minor Filling and Excavation of Site															
Catchment S	0.005891	0.000284	0.0062	11.49	121.9	4.52	4.52	505.5	3.29	0.355	312.17	0.25	0.95	0.00174	0.151
Catchment A	0.011044	0.003287	0.0143	21.64	184.8	5.55	5.55	505.5	3.29	0.355	298.71	0.25	0.95	0.00588	0.489
														Total	**0.640**
With the Minor Filling and Excavation of Site															
Catchment S	0.005546	0.000629	0.0062	11.49	121.9	4.52	4.52	505.5	3.29	0.355	312.17	0.25	0.95	0.00198	0.172
Catchment A	0.011044	0.003287	0.0143	21.64	184.8	5.55	5.55	505.5	3.29	0.355	298.71	0.25	0.95	0.00588	0.489
														Total	**0.661**

Calculation of Runoff for Return Period of 50 Years within the Project Site (Internal)

Catchment ID	Unpaved Catchment Area (km^2)	Paved Catchment Area (km^2)	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t_0), min	Duration (t_d), min	Storm Constants a	Storm Constants b	Storm Constants c	Runoff intensity (i) with climate change factor[1][2], mm/hr	Runoff coefficient for unpaved area (C_{up})	Runoff coefficient for paved area (C_p)	C x A	Peak runoff (Q_p) m^3/s
With the Minor Filling and Excavation of Site															
Catchment MF	0.000000	0.000155	0.0002	9.70	20.6	1.14	1.14	505.5	3.29	0.355	381.68	0.25	0.95	0.00015	0.016
														Total	**0.016**

Remark:

[1]. According to Stormwater Drainage Manual CORRIGENDUM No. 1/2022 - Table 28, the rainfall increases due to Climate Change will be 16.0% for end of 21st Century.

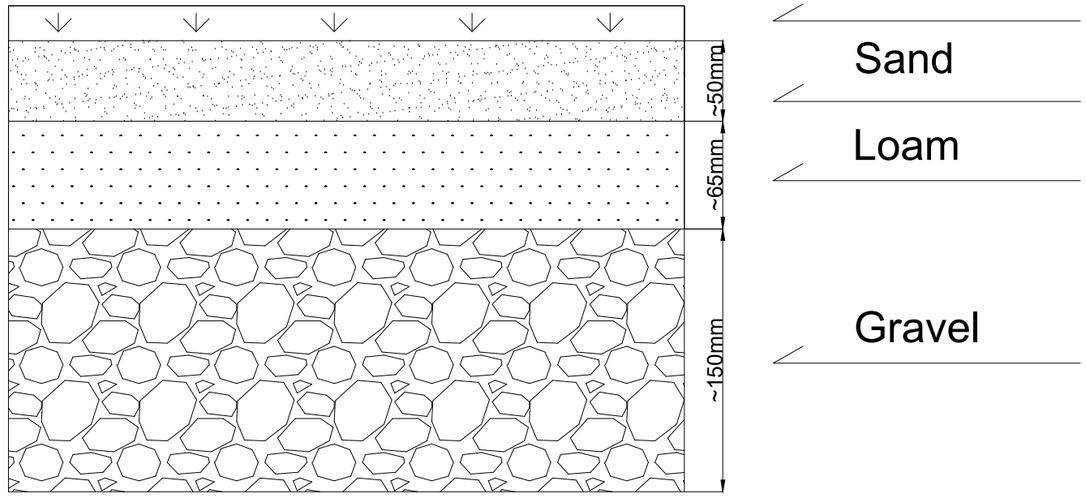
[2]. According to Stormwater Drainage Manual CORRIGENDUM No. 1/2022 - Table 31, the rainfall increases due to design allowance will be 12.1% for worst case scenario.

APPENDIX F
SOAK AWAY TIME

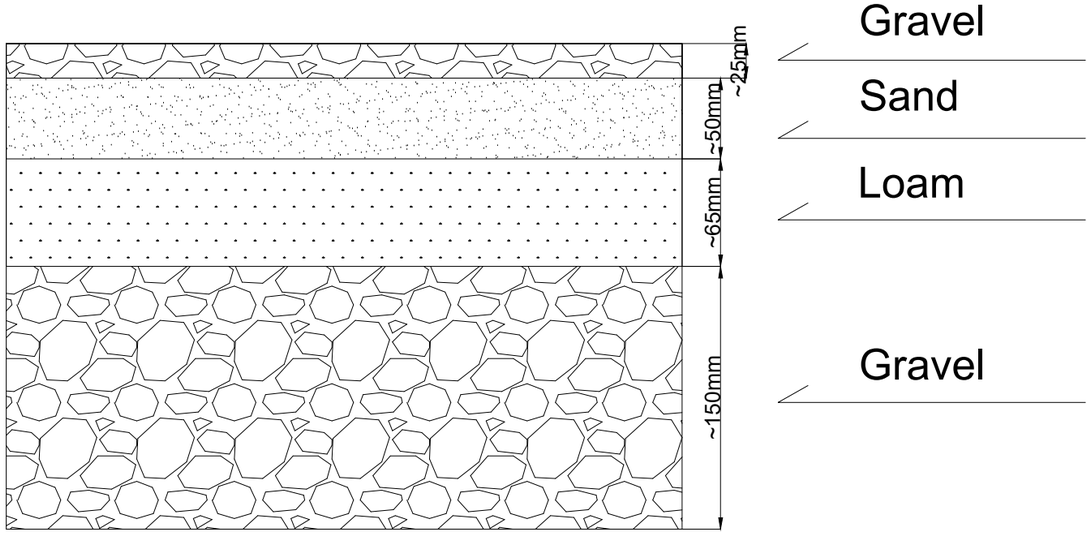
Calculation of the soakaway time

Scenarios	Soakaway Area (m2)	Peak runoff (m3/hr)	Infiltration Rate (m/hr)[1]	Soakaway time (hr)
Without the Minor Filling and Excavation of Site	5891.45	544.31	0.04750	1.95
With the Minor Filling and Excavation of Site	5546.25	619.80	0.04750	2.35
			Increase in soakaway time	0.41

Remarks:
[1] Infiltration rate is 50mm/hour, as referenced from *Potential of Low-Impact Development of Stormwater Management in Hong Kong* , "https://www.dsd.gov.hk/rdforum/2015/files/en/presentation/D3T4.pdf". As conservative approach to address the soil difference, an efficiency factor of -5% is added in the calculation.



Generic Plant Soil Profile



Generic Access Road Soil Profile

	Prepared	Checked	Approved
Initial	TL	YS	HM
Date	20240823	20240823	20240823

Project Title

PLANNING APPLICATION FOR THE PROPOSED FILLING AND EXCAVATION OF LAND FOR THE PERMITTED "AGRICULTURAL USE" IN "CONSERVATION AREA" AT VARIOUS LOTS IN D.D.238, CLEAR WATER BAY, SAI KUNG, NEW TERRITORIES

Drawing Title

Soil Profile

Drawing No.: Appendix F

Rev.: 0

Scale: A3

BeeXergy Consulting Limited

APPENDIX G
CALCULATION OF INTERNAL DRAINAGE CAPACITY

Calculation of Internal Drainage Capacity for Return Period of 50 Years within the Project Site

SECTION		Pipe	Catchment	Length	Upstream Invert Level	Downstream Invert Level	d	r	A_w	P_w	R	s	k_s	V	Q_c	Total Runoff in 50 Years	% of capacity	Remark
From	To			m	mPD	mPD	m	m	m^2	m	m	-	mm	m/s	m^3/s	m^3/s	%	
S1	S2	1 x 150mm U-channel	MF	25.5	38	36	0.15	0.075	0.018	0.471	0.04	0.078431373	0.6	2.8369	0.050	0.016	31%	OK
S2	S3	1 x 150mm U-channel	MF	17.14	36	34	0.15	0.075	0.018	0.471	0.04	0.116686114	0.6	3.4632	0.061	0.016	26%	OK

Legend

d = pipe diameter, m

r = pipe radius (m) = 0.5d

A_w = wetted area (m^2) = p r^2 (circular) ; $pr^2/2+2r^2$ (U-channel)

P_w = wetted perimeter (m) = 2pr (circular) ; 2pr/2 (U-channel)

R = Hydraulic radius (m) = A_w / P_w

s = Slope of the total energy line

k_s = equivalent sand roughness, mm

V = Velocity of flow calculated based on Colebrook White Equation, m/s

Q_c = Flow Capacity (10% sedimentation incorporated), m^3/s

Q_p = Estimated total peak flow from the Site during peak season, m^3/s

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

[redacted]

寄件者: Gladys Ng [redacted]
寄件日期: 2024年09月11日星期三 11:53
收件者: tpbpd/PLAND

[redacted]

主旨: RE: Departmental Comments - Planning Application No. A/SK-CWBN/77 - Proposed Excavation and Filling of Land for Permitted Agricultural Use in Conservation Area Zone at Various Lots in D.D. 238, Clear Water Bay, Sai Kung
附件: Comments Responses Table_20240904_rev_pg2.pdf

類別: Internet Email

Dear Sir/Madam,

As requested by the Sai Kung & Islands District Planning Office, we have added one additional sentence to pg. 2 of R-to-C (the attached refers) to refer to the replacement page of the application form which has already been included in the F.I. submission made on 4 September 2024.

We understand that the F.I. submitted on 4 September 2024 would be scheduled for consideration by RNTPC on 25 October 2024. Should submission of the attached constitute to a change in the aforementioned meeting date, we'd like to withdraw this email.

Should there be any queries, pleas feel free to contact us.

Best regards,

Gladys

Principal Town Planner

KTA Planning Limited
Address: Unit K, 16/F, MG Tower, 133 Hoi Bun Road, Kwun Tong
Tel. (Direct): [redacted]
Fax: 3426 9737
URL: http://www.ktaplanning.com

Comments	Response
	In order to provide a buffer zone for the natural loss of rainfall, the existing 150mm open U- channel helps to divert the surface runoff induced from the minor filling of bamboo shelter towards the excavated ponds as temporary storage. Meanwhile, gravel being placed on the access road within the Farm help to enhance the overall infiltration efficiency of the site.
Email dated 20 August 2024 refers: **Comments from Sai Kung and Islands District Planning Office, Planning Department:** **(Contact Person: Ms Sylvia LAM Tel.: 2158 6165)** Applied Excavation and Filling of Land It is noted from the R-to-C that the upper pond comprises a 50mm-thick concrete lining subject to land filling. Please update relevant information in Part 9 (P.10) of Application Form and clarify whether there will be changes to the total application site area.	The area of the Upper Pond (i.e. 49sqm) has already included the 50mm-thick lining and this area is in fact an overlapping area which is subject to both excavation and filling. As such, please be kindly confirmed that there will be no change to the total application site area. Replacement of Part 9/p.10 of the Application Form has been attached to state the same.
Email dated 20 August 2024 refers: **Comments from Chief Town Planner/Urban Design and Landscape, Planning Department:** **(Contact Person: Ms Isabella TSUI Tel.: 3565 3951)** The Applicant claimed in R-to-C that "no additional filling and	The **no comment** from landscape planning perspective is noted.

PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG
九龍觀塘海濱道133號
萬兆豐中心16樓K室
電話TEL (852) 3426 8451
傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaplanning.com

By Email

Our Ref: S3118/DD238_CWBN/24/009Lg

14 October 2024

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

Dear Sir/Madam,

Proposed Filling and Excavation of Land
for the Permitted "Agricultural Use" in "Conservation Area"
at Various Lots in DD238 in Clear Water Bay
- S16 Planning Application -
TPB Ref. A/SK-CWBN/77
[Further Information No. 4]

Reference is made to the captioned S16 Planning Application submitted on 11 June 2024.

Please find attached a revised Drainage Impact Assessment for your consideration.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at [redacted].

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Gladys Ng

Encl.

cc. SKIs DPO – Ms Sylvia Lam (By Email)
the Applicant & Team

KT/GN/vy

S16 PLANNING APPLICATION FOR THE PROPOSED FILLING AND EXCAVATION OF LAND FOR THE PERMITTED "AGRICULTURAL USE" IN "CONSERVATION AREA" AT VARIOUS LOTS IN D.D.238, CLEAR WATER BAY, SAI KUNG, NEW TERRITORIES

DRAINAGE IMPACT ASSESSMENT

14 October 2024

Ref No: RT24120-DIA-01_r4

Prepared By:

BeeXergy Consulting Limited (BXG)
Phone: (852) 3568-4701
Address: Unit 2001-05, Apec Plaza
49 Hoi Yuen Road, Kwun Tong
Kowloon, Hong Kong
Email: info@beexergy.com

Project:	S16 PLANNING APPLICATION FOR THE PROPOSED FILLING AND EXCAVATION OF LAND FOR THE PERMITTED "AGRICULTURAL USE" IN "CONSERVATION AREA" AT VARIOUS LOTS IN D.D.238, CLEAR WATER BAY, SAI KUNG, NEW TERRITORIES DRAINAGE IMPACT ASSESSMENT
Report No.:	RT24120-DIA-01_r4

Revision	Issue Date	Description	Author	Checker	Approver
0	12/06/2024	Issued for Comment	TL	YS	HM
1	13/06/2024	Issued for Comment	TL	YS	HM
2	05/08/2024	Issued for Comment	TL	YS	HM
3	30/08/2024	Issued for Comment	TL	YS	HM
4	14/10/2024	Issued for Comment	TL	YS	HM

Prepared By:

Theo Lai
Senior Consultant

Checked by

Sui Hang Yan
Technical Director

Approved by:

Henry Mak
Director

Disclaimer:

- This report is prepared and submitted by Beexergy Consulting Limited with all reasonable skill to the best of our knowledge, incorporating our Terms and Conditions and taking account of the resources devoted to it by agreement with the client.
- We disclaim any responsibility to the client and others in respect of any matters outside the project scope.
- This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies upon the report at their own risk.

TABLE OF CONTENTS

1 INTRODUCTION

1.1 PROJECT BACKGROUND

BeeXergy Consulting Limited was commissioned by the KTA Planning Limited on behalf of Ringlet Global Limited (the Applicant) to prepare a drainage impact assessment (DIA) to support the S16 Planning Application for the Proposed Filling and Excavation of Land for the Permitted "Agricultural Use" in "Conservation Area" at Various Lots in D.D.238, Clear Water Bay, Sai Kung, New Territories (the Application).

Drawings and technical information on the existing agricultural land were provided by the Applicant and the Project Planning Consultant, KTA Planner Limited.

1.2 PROJECT LOCATION

The Project Site is located at Various Lots in D.D.238, Clear Water Bay, Sai Kung, New Territories, surrounded by Hang Hau Wing Lung Road. **Figure 1** shows the Project Site location and its surrounding area.

Figure 1 Location of the Project Site (Source: GeoInfo Map)

1.3 DESCRIPTION OF THE PROJECT SITE

The Project Site area is approximately 6,175 m^2. Minor filling for a bamboo shelter and excavation of site for two ponds is found. The master layout plan is provided in **Appendix A**.

2 DRAINAGE IMPACT ASSESSMENT

2.1 SCOPE OF WORKS

The objective of this Drainage Impact Assessment (DIA) is to assess whether the Project Site may cause adverse impacts on drainage and flooding or not with the minor filling and excavation of land. These impacts will be identified and mitigation measures will be proposed (when appropriate) in order to demonstrate that the Project Site with the minor filling and excavation of land will not cause an unacceptable increase in the risk of flooding in areas upstream of, adjacent to or downstream of the agricultural land.

2.2 SITE LOCATION AND TOPOGRAPHY

The Project Site is sloping downwards from west to east with topographic level from approximately +46.0 mPD to +32.0 mPD according to the topography map from Lands Department (LandsD). The Project site is currently a farmland.

2.3 EXISTING DRAINAGE FACILITIES

The existing drainage record from the GeoInfo Map of the LandsD and DSD are obtained for this DIA. According to the record, there are no existing manholes or public drainage pipes around the Project Site. Currently, the runoff from the Project Site is soaked away into the soil or flow through the natural valley according to topography of the surrounding area. The existing drainage record can be found in **Appendix B**.

2.4 DRAINAGE ANALYSIS

2.4.1 ASSUMPTIONS AND METHODOLOGY

Peak instantaneous runoff without and with the minor filling and land excavation was calculated based on the Rational Method. The recommended physical parameters, including runoff coefficient (C) and storm constants for different return periods, are as per the *Stormwater Drainage Manual* issued by DSD.

The Rational Method has been adopted for hydraulic analysis and the peak runoff is given by the following expression:

$$\boldsymbol{Q_p = 0.278\, C\, i\, A}$$

where:

Q_p = peak runoff in m^3/s

C = runoff coefficient

i = rainfall intensity in mm/hr

A = catchment area in km^2

Rainfall intensity is calculated using the following expression:

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

where:

i = rainfall intensity in mm/hr

t_d = duration in minutes (td≤240)

a, b, c = storm constants given in Table 3 of SDM

For a single catchment, duration (t_d) can be assumed to be the time of concentration (t_c) which is calculated as follows:

$$\boldsymbol{t_c = t_0 + t_r}$$

where:

t_c = time of concentration

t_0 = inlet time (time taken for flow from the most remote point to reach the most upstream point of the urban drainage system)

Generally, t_0 is much smaller than t_f. As shown in Equation 2, t_d is the divisor. Therefore, larger t_d will result in smaller rain intensity (i) as well as a smaller Q_p. For the worst-case scenario, t_r is assumed to be negligible and so:

$$\boldsymbol{t_d = t_c = t_0}$$

$$\boldsymbol{t_0 = \frac{0.14465\, L}{H^{0.2}\, A^{0.1}}}$$

where:

A = catchment area (m^2)

H = average slope (m per 100m), measure along the line of natural flow, from the summit of the catchment to the point under consideration

L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

The capacities of the drainage pipes have been calculated using the Colebrook-White Equation, assuming full bore flow with no surcharge, as follows, incorporate 10% sedimentation in the calculation of drainage flow capacity in accordance with the *Stormwater Drainage Manual:*

$$V = -\sqrt{32gRs} \times \log\left(\frac{k_s}{14.8R} + \frac{1.25v}{R\sqrt{32gRs}}\right)$$

where:

V = mean velocity (m/s)

g = gravitation acceleration (m/s^2)

R = hydraulic radius (m)

k_s = hydraulic pipeline roughness (m)

V = kinematic viscosity of fluid (m^2/s)

S = hydraulic gradient (energy loss per unit length due to friction)

Rainfall increase percentage due to climate change and design allowance is referenced from Table 28 and Table 31 in DSD Corrigendum No. 1/2022 of the Stormwater Drainage Manual (SDM) respectively. 16% and 12.1% for end of 21st Century is adopted as worst case scenario.

2.5 ASSESSMENT ASSUMPTIONS

2.5.1 PROJECT SITE

For the Application, minor filling for a bamboo shelter and excavation of site for two ponds is found for the Project Site. The site characteristics of without and with the minor filling and land excavation are summarized in **Table 1**.

Table 1: Surface Characteristics and Runoff Coefficients of the Site

Scenario of Project	Area (m^2)	Surface Characteristics
Without the Minor Filling and Excavation of Site	6,175	95% unpaved + 5% paved[1]
With the Minor Filling and Excavation of Site	6,175	90% unpaved + 10% paved[1][2][3]

Remark:

[1] The percentage of paved area is assumed to be the amount of land covered by temporary structures, storage and platforms instead of paved with concrete.

[2] The excavation area is assumed as paved area in a conservative approach.

[3] The entire area of the free-standing bamboo shelter including the shaded area, plinths and barrels is assumed as paved area in a conservative approach.

2.5.2 CUMULATIVE RUNOFF (SURROUNDING CATCHMENTS)

According to the existing drainage record from the GeoInfo Map of the LandsD and DSD, there are no manholes and public drainage pipes around the Project site. All runoff from the Project site and the surrounding catchments shall be discharged by soakaway method into the soil or flow through the natural valley according to topography of the surrounding area.

The existing drainage network collects runoff from the Project Site and that from the surrounding catchments. Runoff from surrounding catchments (Catchment A) shall be taken into account in the estimation. The Project Site catchment that contributed to the cumulative runoff have been identified as Catchment S. According to the topography of the surrounding area, Catchment A is a valley located next to the Project Site. Runoff from Catchment A will soak away into the soil or flow down along the valley from west to east. Runoff from Catchment S will also soakaway into the soil or flow down the valley and eventually flow into Catchment A due to topography of the surrounding area. Therefore, Catchment A is taken into account as a surrounding catchment for the flow estimation. The areas of Catchment S and Catchment A are shown in **Appendix D**.

With reference to the *Stormwater Drainage Manual*, the runoff coefficients of paved surface and soft landscape are 0.95 and 0.25 respectively. The paving conditions and runoff coefficients of related catchments are summarized in **Table 2**.

Table 2: Surface Characteristics and Runoff Coefficients of Surrounding Catchments

Catchment	Area (m^2)	Surface Characteristics	Runoff Coefficient for paved area	Runoff Coefficient for unpaved area
Project Site with the Minor Filling and Excavation of Site (Catchment S)	6,175	90% unpaved + 10% paved[1]	0.95	0.25
Catchment A	14,331	77% unpaved + 23% paved[1][2][3]	0.95	0.25

Remark:

[1] The percentage of paved area is assumed to be the amount of land covered by temporary structures, storage and platforms instead of paved with concrete.

[2] The excavation area is assumed as paved area in a conservative approach.

[3] The entire area of the free-standing bamboo shelter including the shaded area, plinths and barrels is assumed as paved area in a conservative approach.

2.6 ESTIMATED EXISTING AND FUTURE RUNOFF

Based on the assumptions described in **Section 2.4**, the runoff from the Project Site without and with the minor filling and land excavation was estimated based on a return period of 50 years.

The estimated peak runoff under a return period of 50 years generated from the Project Site Catchment S without and with the minor filling and land excavation are 0.151 m^3/s and 0.172 m^3/s respectively, as shown in **Table 3**. There is an increase of 13.9% in the estimated peak runoff under the return period of 50 years. Combining the peak runoff of the Project Site with the surrounding catchments, the estimated peak runoff generated is 0.640 m^3/s and 0.661 m^3/s respectively. There is a 3.3% increase in estimated peak runoff under the return period of 50 years. **Table 4** shows the peak runoff of the Project Site and surrounding catchments. Moreover, the peak runoff of the minor filling for bamboo shelter within the Project Site is provided in **Table 5**. Detailed calculations are provided in **Appendix E**.

Table 3: Estimated Peak Runoff of the Project Site

Return Period	Estimated Peak Runoff		
	Without the Minor Filling and Excavation of Site	With the Minor Filling and Excavation of Site	% Change
50 Years	0.151	0.172	+ 13.9%

Table 4: Estimated Peak Runoff of the Project Site and Surrounding Catchments

Return Period	Estimated Peak Runoff		
	Without the Minor Filling and Excavation of Site	With the Minor Filling and Excavation of Site	% Change
50 Years	0.640	0.661	+ 3.3%

2.7 DRAINAGE LAYOUT AND RESULTS

Since there are no existing manholes and public drainage pipes around the Project Site, the surface runoff generated from stormwater within the Project Site will be soaked away or naturally lost by flowing into the surroundings due to topography of the surrounding area. Infiltration takes place and stormwater will be drained into the soil. All unpaved areas will be used for infiltration. **Appendix F** shows the generic soil profile for plant soil. Despite the fact that there will be a 13.9% increase in peak runoff with the minor filling and land excavation, the amount of increase is small and the soakaway method and natural loss currently used in the Project Site and surroundings can cater such a small increase in peak runoff. Combining

the peak runoff from the Project Site and the surrounding catchment, there is only a 3.3% increase. The soakaway method and natural loss used can cater such a small increase in peak runoff. The time for the surface runoff to soak into the soil is provided in **Appendix F**. The soakaway time for surface runoff increased by 0.41 hours with the minor filling and excavation of Site. Surface runoff is expected to be retained in the Project Site.

In order to provide a buffer zone for the natural loss, gravel will be placed at the access road inside the Proposed Development to enhance the overall infiltration efficiency of the site. A generic access road soil profile is provided in **Appendix F**. Therefore, no adverse drainage impact from the Project Site with the minor filling and land excavation is anticipated.

3 CONCLUSION

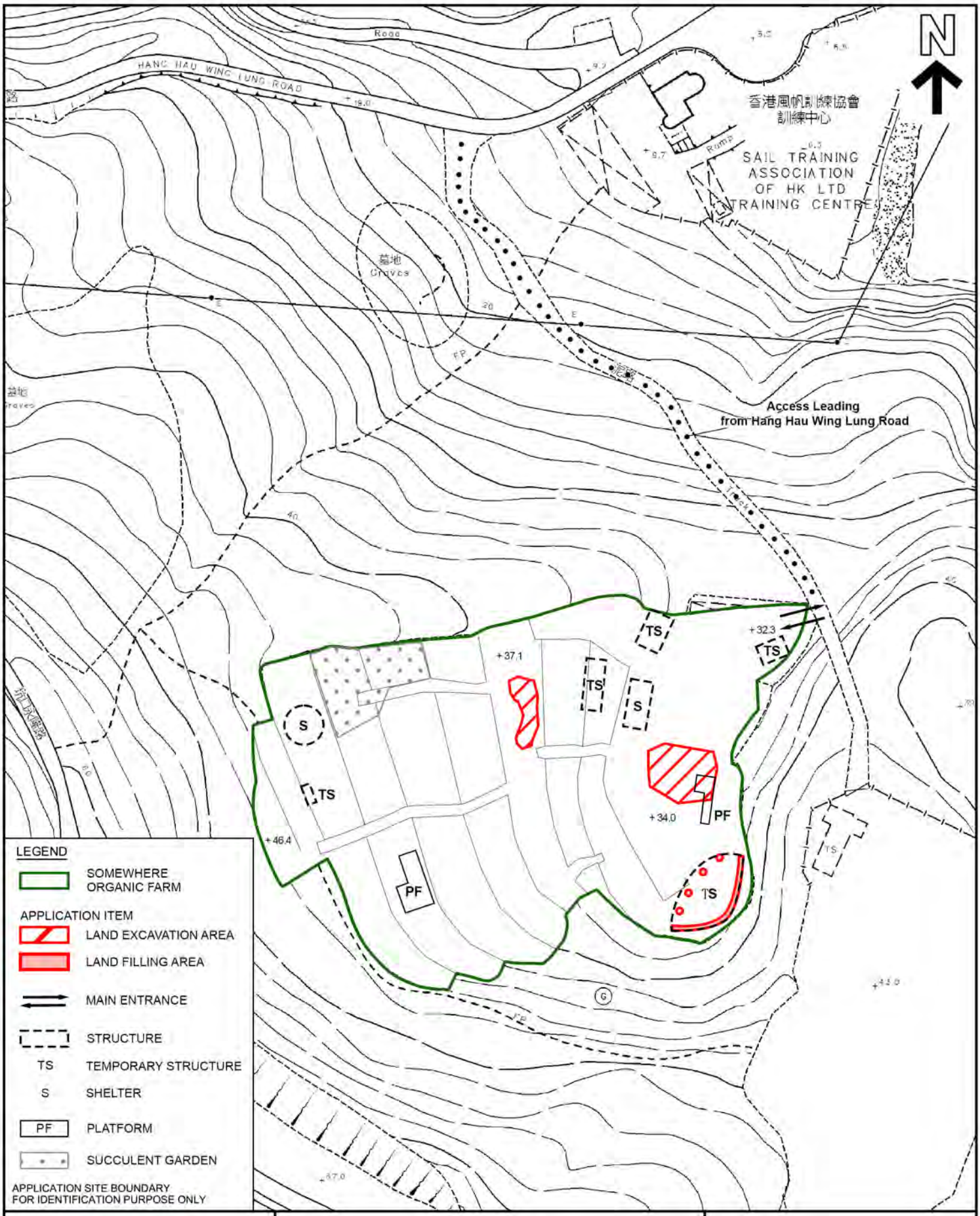
BeeXergy Consulting Limited was commissioned by the KTA Planning Limited on behalf of Ringlet Global Limited (the Applicant) to prepare a drainage impact assessment (DIA) to support the S16 Planning Application for the Proposed Filling and Excavation of Land for the Permitted "Agricultural Use" in "Conservation Area" at Various Lots in D.D.238, Clear Water Bay, Sai Kung, New Territories (the Application).

According to the existing drainage records from the GeoInfo Map of the LandsD and DSD, there are no existing manholes, public drainage pipes around the Project Site, runoff from the Project Site is currently soaked away or naturally lost. Infiltration takes place and stormwater will be drained into the soil. The increased soakaway time due to the minor filling and excavation of Site is 0.41 hours. Surface runoff is expected to be retained in the Project Site.

The estimated peak runoff generated from the Project Site (Catchment S) without and with the minor filling and land excavation are 0.151 m^3/s and 0.172 m^3/s respectively. Combining the peak runoff of the Project Site with the surrounding catchments, the estimated peak runoff generated are 0.640 m^3/s and 0.661 m^3/s respectively. The percentage increases are 13.9% and 3.3% respectively. Since the amount of increase is small, the soakaway method and natural loss currently used in the Project Site and surroundings can cater such a small increase in peak runoff. Therefore, no adverse drainage impact from the Project Site with the minor filling and land excavation is anticipated.

In conclusion, surface runoff is expected to be retained in the Project Site. No adverse drainage impact generated from the Project Site with the minor filling and land excavation is anticipated.

APPENDIX A
MASTER LAYOUT PLAN OF THE PROJECT SITE



PLANNING LIMITED
規劃顧問有限公司

LAYOUT PLAN

PROPOSED EXCAVATION AND FILLING OF LAND
IN SUPPORT OF THE EXISTING AGRICULTURAL USE
VARIOUS LOTS IN D.D. 238, CLEAR WATER BAY,
SAI KUNG, NEW TERRITORIES

SCALE 1 : 1 000

PLAN 2

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 12-NW-17B

DATE: 7.6.2024

APPENDIX B
EXISTING DRAINAGE SYSTEM

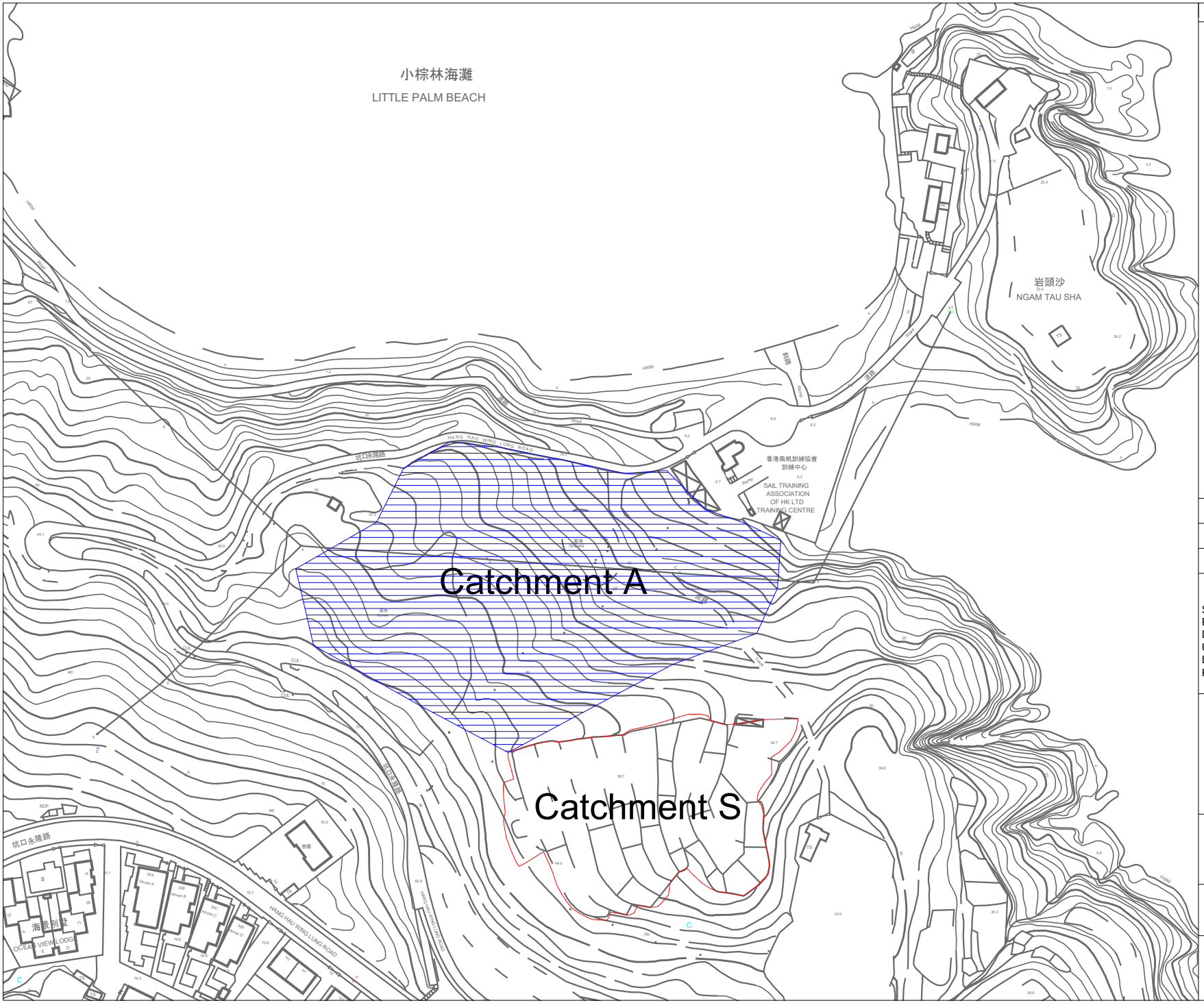
GEOINFO MAP
地理資訊地圖

Go to map: https://www.map.gov.hk/gm/geo:22.3165,114.2804?z=4514

Map Printed On 8th May 2023

Powered by GeoInfo Map: https://www.map.gov.hk

APPENDIX D
SURROUNDING CATCHMENTS PLAN



LEGEND:

PROJECT SITE

CATCHMENT TAKEN INTO ACCOUNT

	Prepared	Checked	Approved
Initial	HY	CC	YS
Date	09052023	09052023	09052023

Project Title

S16 PLANNING APPLICATION FOR THE PROPOSED FILLING AND EXCAVATION OF LAND FOR THE PERMITTED "AGRICULTURAL USE" IN "CONSERVATION AREA" AT VARIOUS LOTS IN D.D.238, CLEAR WATER BAY, SAI KUNG, NEW TERRITORIES

Drawing Title

SURROUNDING CATCHMENTS PLAN

Drawing No.

DIA- 1001

Rev.

0

Scale:

A4 - 1:2000

BXG

BeeXergy Consulting Limited

APPENDIX E
RUNOFF CALCULATION

Calculation of Runoff for Return Period of 50 Years

Catchment ID	Unpaved Catchment Area (km^2)	Paved Catchment Area (km^2)	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t_0), min	Duration (t_d), min	Storm Constants a	Storm Constants b	Storm Constants c	Runoff intensity (i) with climate change factor[1][2], mm/hr	Runoff coefficient for unpaved area (C_{up})	Runoff coefficient for paved area (C_p)	C x A	Peak runoff (Q_p) m^3/s
Without the Minor Filling and Excavation of Site															
Catchment S	0.005891	0.000284	0.0062	11.49	121.9	4.52	4.52	505.5	3.29	0.355	312.17	0.25	0.95	0.00174	0.151
Catchment A	0.011044	0.003287	0.0143	21.64	184.8	5.55	5.55	505.5	3.29	0.355	298.71	0.25	0.95	0.00588	0.489
														Total	**0.640**
With the Minor Filling and Excavation of Site															
Catchment S	0.005546	0.000629	0.0062	11.49	121.9	4.52	4.52	505.5	3.29	0.355	312.17	0.25	0.95	0.00198	0.172
Catchment A	0.011044	0.003287	0.0143	21.64	184.8	5.55	5.55	505.5	3.29	0.355	298.71	0.25	0.95	0.00588	0.489
														Total	**0.661**

Calculation of Runoff for Return Period of 50 Years within the Project Site (Internal)

Catchment ID	Unpaved Catchment Area (km^2)	Paved Catchment Area (km^2)	Catchment Area (A), km^2	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t_0), min	Duration (t_d), min	Storm Constants a	Storm Constants b	Storm Constants c	Runoff intensity (i) with climate change factor[1][2], mm/hr	Runoff coefficient for unpaved area (C_{up})	Runoff coefficient for paved area (C_p)	C x A	Peak runoff (Q_p) m^3/s
With the Minor Filling and Excavation of Site															
Catchment MF	0.000000	0.000155	0.0002	9.70	20.6	1.14	1.14	505.5	3.29	0.355	381.68	0.25	0.95	0.00015	0.016
														Total	**0.016**

Remark:

[1]. According to Stormwater Drainage Manual CORRIGENDUM No. 1/2022 - Table 28, the rainfall increases due to Climate Change will be 16.0% for end of 21st Century.

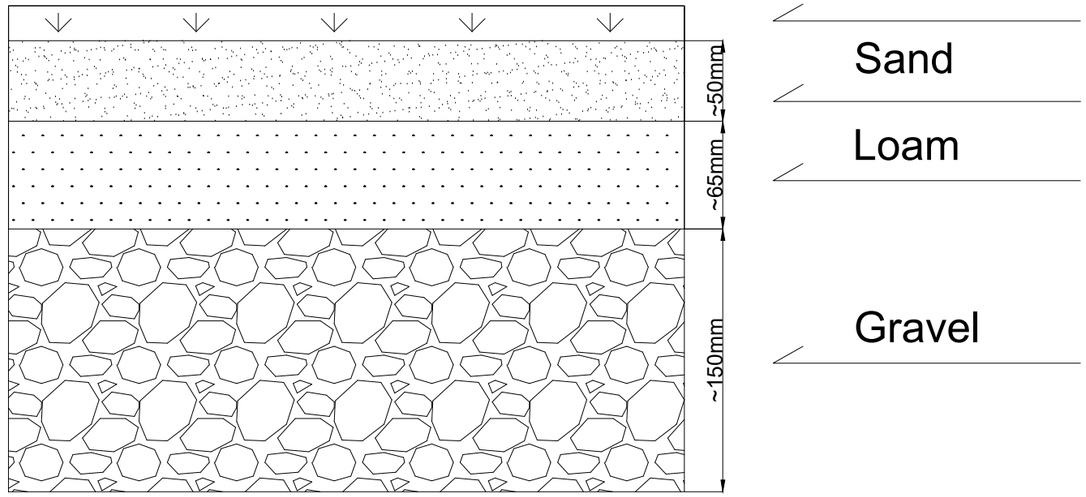
[2]. According to Stormwater Drainage Manual CORRIGENDUM No. 1/2022 - Table 31, the rainfall increases due to design allowance will be 12.1% for worst case scenario.

APPENDIX F
SOAK AWAY TIME

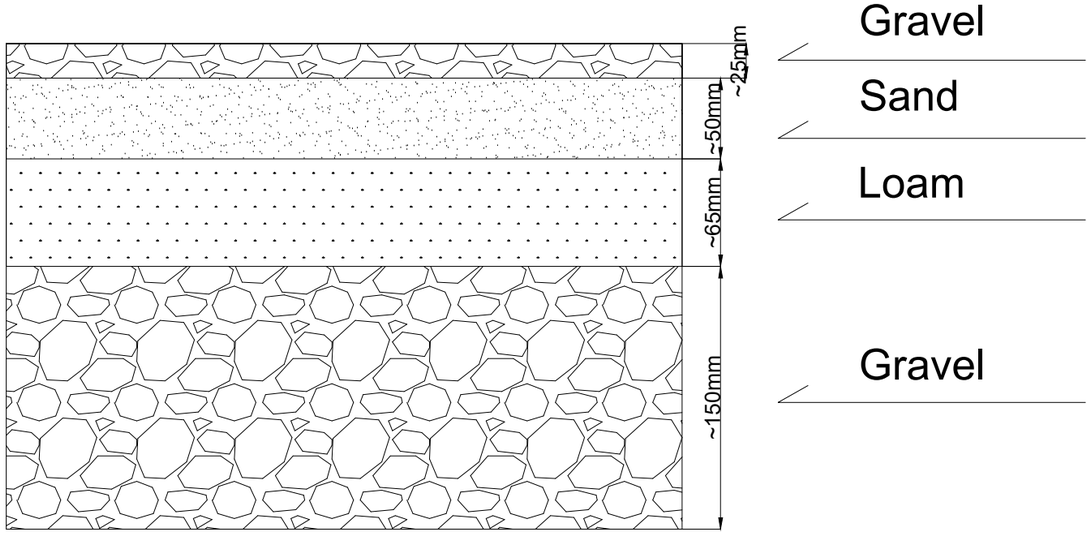
Calculation of the soakaway time

Scenarios	Soakaway Area (m2)	Peak runoff (m3/hr)	Infiltration Rate (m/hr)[1]	Soakaway time (hr)
Without the Minor Filling and Excavation of Site	5891.45	544.31	0.04750	1.95
With the Minor Filling and Excavation of Site	5546.25	619.80	0.04750	2.35
			Increase in soakaway time	0.41

Remarks:
[1] Infiltration rate is 50mm/hour, as referenced from *Potential of Low-Impact Development of Stormwater Management in Hong Kong* , "https://www.dsd.gov.hk/rdforum/2015/files/en/presentation/D3T4.pdf". As conservative approach to address the soil difference, an efficiency factor of -5% is added in the calculation.



Generic Plant Soil Profile



Generic Access Road Soil Profile

	Prepared	Checked	Approved
Initial	TL	YS	HM
Date	20240823	20240823	20240823

Project Title

PLANNING APPLICATION FOR THE PROPOSED FILLING AND EXCAVATION OF LAND FOR THE PERMITTED "AGRICULTURAL USE" IN "CONSERVATION AREA" AT VARIOUS LOTS IN D.D.238, CLEAR WATER BAY, SAI KUNG, NEW TERRITORIES

Drawing Title

Soil Profile

Drawing No.: Appendix F

Rev.: 0

Scale: A3

BeeXergy Consulting Limited

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Sai Kung, Lands Department:

(a) no objection to the application;

(b) the application Sites (the Sites) fall on private lots which are Old Schedule Agricultural Lots held under the Block Government Lease, which contain the restriction that no structures are allowed to be erected without prior approval of the Government. The Farm (namely Somewhere Organic Farm) also falls on 30 private Old Schedule Agricultural Lots subject to the same restriction;

(c) no complaint against unauthorized development against the Sites or the Farm has been received by his office. Moreover, no land control action has been taken against the Sites or the Farm by his office;

(d) it is noted that a bamboo shelter has been erected on the Sites without prior approval from his office. The applicant should remove this structure and other unauthorized structures (if any) from the Sites or the Farm. Otherwise, his office will consider taking appropriate enforcement action as necessary;

(e) the Sites are served with a vehicular access branching off from Hang Hau Wing Lung Road. This vehicular access as claimed by the applicant is an unauthorized track situated on unleased and unallocated Government land and thus is not allowed for vehicular access purpose;

(f) the grant of a Right of Way to the Sites or approval of the Emergency Vehicular Access thereto is not guaranteed; and

(g) other advisory comments are at **Appendix III**.

2. Traffic

Comments of the Commissioner for Transport:

(a) no objection to the application; and

(b) the road leading to the Sites is not under Transport Department's management.

3. Nature Conservation and Agriculture

Comments of the Director of Agriculture, Fisheries and Conservation:

(a) his office has no particular comment on the applied excavation and filling of land within the Sites from nature conservation perspective; and

(b) his office has no formal record of active farmland or farming activities at the Sites and has no comment from agricultural perspective.

4. Landscape

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

(a) according to aerial photo of 2023, the Sites are located in an area of residential urban fringe landscape character predominated by woodland and village houses. The applied excavation and filling of land for permitted agricultural use is considered not incompatible with the surrounding landscape character;

(b) the Farm has a site area of 6,175m^2, the applied excavation and filling of land only take up a very small portion (less than 3.5%) of the Farm. The Farm contains Hakka terraces and it is currently an active farmland with various crops and succulent species;

(c) the applicant claimed that no additional excavation and filling of land will occur and no adverse impact would be induced in the future. Also, the applicant proposes to improve the landscape amenity by ground vegetation and climbing plants and line the ponds with natural materials, such as stones and pebbles, plants and aquatic plants. According to the site photos taken in July 2024 (**Plans A-4a** to **A-4d**), the Sites are currently part of an active farmland in operation with the proposed excavation and filling of land already taken place, therefore she has no comment from landscape planning perspective; and

(d) other advisory comments are at **Appendix III**.

5. Environment

Comments of the Director of Environmental Protection:

(a) no objection to the application from environmental planning perspective;

(b) it is noted that the Sites are located in an existing farm in the "Conservation Area" ("CA") zone and the application aims to regularise the works of excavation and filling of land for permitted agricultural use completed by the applicant;

(c) based on the above information, in view of the nature and small scale of the works, adverse environmental impact from the works is not anticipated;

(d) there was no substantial environmental complaint associated with the Sites in the past three years based on Environmental Protection Department (EPD)'s record; and

(e) it is noted that there are existing structures (e.g. solar panels, shelters, platforms, washing basin, toilet, septic tank) at the Farm that may involve earthworks or building works in the "CA" zone and are suspected to constitute as designated projects under the Environmental Impact Assessment Ordinance (EIAO) which require an environmental permit for their construction and operation. EPD will investigate whether the constriction and/or operation of the such structures is in contravention of the EIAO.

6. Drainage

Comments of the Chief Engineer/Mainland South, Drainage Services Department:

(a) no adverse comment on the planning application; and

(b) no comment on the submitted Drainage Impact Assessment provided that no insurmountable drainage impact to the Sites and the adjacent areas is anticipated.

7. Building Matters

7.1 Comments of the Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department (BD):

(a) no in-principle objection to the application under the Buildings Ordinance (BO) subject to paragraphs 7.1 (b) to (f) below;

(b) all unauthorized building works/structures, if any, should be removed according to the provisions of the BO;

(c) all building works are subject to compliance with the BO;

(d) Authorised Person(s) must be appointed to coordinate all non-exempted building works on leased land, which are subject to compliance with the BO;

(e) the granting of the planning approval should not be construed as an acceptance of the unauthorized structures on site under the BO. Enforcement action may be taken to effect the removal of all unauthorized works in the future;

(f) detailed comments will be given during plans submission stage; and

(g) according to his office's record, no site formation submission at the Farm has been submitted to BD for approval.

7.2 Comments of the Chief Structural Engineer/C, Existing Buildings Division 1, BD:

As the existing structures on the old schedule lots are single storey structures which generally fulfil the exemption criteria set out in Buildings Ordinance (Application to

the New Territories) Ordinance (Cap. 121), no enforcement action is contemplated by BD at this stage.

8. Other Departments

The following government departments have no objection to or no comment on the application:

(a) Chief Highway Engineer/New Territories East, Highways Department

(b) Director of Fire Services;

(c) Chief Engineer/Construction, Water Supplies Department;

(d) District Officer/Sai Kung, Home Affairs Department (HAD);

(e) Chief Engineer (Works), HAD;

(f) Head of Geotechnical Engineering Office, Civil Engineering and Development Department; and

(g) Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau.

Appendix III of RNTPC
Paper No. A/SK-CWBN/77A

Recommended Advisory Clauses

(a) to note the comments of the District Lands Officer/Sai Kung, Lands Department (LandsD) that should planning approval be given to the subject planning application, the applicant has to apply to his office for a Short Term Waiver to permit the structures to be erected or regularize any irregularities on the application sites, if any. Besides, given the proposed use is temporary in nature, only application for erection of temporary structures will be considered. Application for the above will be considered by the LandsD acting in the capacity as landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions as may be imposed by LandsD including the payment of fee as considered appropriate; and

(b) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application under Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to approach relevant authority/government department(s) direct to obtain necessary approval on tree works.

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/SK-CWBN/77

意見詳情（ 如有需要，請另頁說明 ）
Details of the Comment (use separate sheet if necessary)

我支持申請！

亦小園有機農場在保留歷史悠久的客家梯田特色的同時，進行有機農業。申請人投入了大量的資源和精力來維持這樣一個像樣的有機農場。去參觀一下就知道申請人把客家露台維護得很好。農場內的池塘大小合理，是農業活動的支撐。隱藏底座和欄桿看起來也沒什麼問題。申請人現在和一直在做的事情完全符合保護區的規劃和意圖。

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

簽署 Signature [signature] 日期 Date 12.07.2024

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
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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/SK-CWBN/77

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

I support the Application. I have visited this farmland for a few times and is impressed by the effort made by tha applicant in preserving the environment. Can have agricultural activities in such a great and convenient location is treasurable experience. No negative impact to the environment will be made by filling and excavation of land.

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

簽署 Signature [signature] 日期 Date 22 July 2024

3

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
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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/SK-CWBN/77

意見詳情（ 如有需要，請另頁說明 ）
Details of the Comment (use separate sheet if necessary)

I have been to the farmland as a volunteer and enjoy the environment there. I believe that the Applicant has done whatever he could to strike a balance between protecting the environment and fully utilizing the ponds for water supplies. I fully support the application so that we could still have the chance to farm on real field.

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

簽署 Signature _____ 日期 Date 18/7/2024

RECEIVED
25 JUL 2024
Town Planning Board

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

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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/SK-CWBN/77

意見詳情（ 如有需要，請另頁說明 ）
Details of the Comment (use separate sheet if necessary)

I support the application!

I am one of the volunteers at Yee Siu Yuen Organic Farm. The Applicant and all other volunteers. are making best use of everything that the nature has provided us. We water the plants and crops using natural water from the nearby stream course. The ponds are necessary for irrigation and the bamboo shelter offers us a naturally yentilated place for rest. There is no reason not to support the application.

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

簽署 Signature _____ 日期 Date 8 July 2024

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
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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/SK-CWBN/77

意見詳情（ 如有需要，請另頁說明 ）
Details of the Comment (use separate sheet if necessary)

我支持申請!

我在亦小園有機農場當義工已有一段時間了。池塘對於提供穩定的灌溉水源有很大幫助。在大雨期間，池塘也有助於儲存從露台流下的雨水。我無法想像沒有這些池塘的農場。此外，我還在農場遇到了其他一些志工。我們都享受新鮮的空氣、新鮮的農產品以及分享不同的農作物種植技術。我支持農場以及申請。

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

簽署 Signature [signature] 日期 Date July 10th, 2024

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/SK-CWBN/77

意見詳情（ 如有需要，請另頁說明 ）
Details of the Comment (use separate sheet if necessary)

我支持申請！

我是亦小園有機農場的義工之一。申請人和所有其他志工正在充分利用大自然為我們提供的一切。我們使用附近溪流的天然水來澆灌植物和農作物。池塘是灌溉所必需的，竹棚為我們提供了一個自然通風的休息場所。沒有理由不支持該申請。

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

簽署 Signature Sun Li 日期 Date July 12th, 2024

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

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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/SK-CWBN/77

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

It is such a good experience to farm on real fields. The view and the environment are excellent. The filling and excavation of land bring no negative impact to the environment. I support the application.

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

簽署 Signature _____ 日期 Date 16/7/2024.

RECEIVED
25 JUL 2024
Town Planning Board

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

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有關的規劃申請編號 **The application no. to which the comment relates** A/SK-CWBN/77

意見詳情（ 如有需要，請另頁說明 ）
Details of the Comment (use separate sheet if necessary)

I support the application!

I am one of the volunteers at Yee Siu Yuen Organic Farm. The Applicant and all other volunteers are making best use of everything that the nature has provided us. We water the plants and crops using natural water from the nearby stream course. The ponds are necessary for irrigation and the bamboo shelter offers us a naturally yentilated place for rest. There is no reason not to support the application.

「提意見人」姓名／名稱 Name of person/company making this comment
簽署 Signature Xiaoyu Dai 日期 Date 2024/7/13

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/SK-CWBN/177

意見詳情（ 如有需要，請另頁說明 ）
Details of the Comment (use separate sheet if necessary)

I support the application to retain the constructions at the said address. These structures are essential for visitor safety during charity visits promoting organic farming. They also comply with land use and blend harmoniously with the natural surroundings. The plinths, barrels & shelter not only safeguard visitors but also contribute positively to the farm's sustainable practices.
Thank you for considering the significance of these structure in preserving the farm's mission & the natural landscape.

「提意見人」姓名／名稱 Name of person/company making this comment KOO Chi Yu Eunice

簽署 Signature _____ 日期 Date 16 JUL 2024

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25 JUL 2024
Town Planning Board

10

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
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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/SF - CWBN/77

意見詳情（ 如有需要，請另頁說明 ）
Details of the Comment (use separate sheet if necessary)

这块农地除了耕作以外，同时间亦赞助了不同大学的研究，对香港甚至世界的保育，环境研究实有不小贡献。

农地内的竹棚除美观外，亦有实际保护耕作者免受风吹雨打，亦可作休憩处之用。而竹棚所使用的建设方式及物料既环保，也非常融入大自然其中。园内的各项设施都以环保为概念，为方便耕作而建设。故此，我非常支持棚舍相关的用途。

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

簽署 Signature _____ 日期 Date 16 JUL 2024

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25 JUL 2024
Town Planning Board

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有關的規劃申請編號 The application no. to which the comment relates A/SK-CWBN/77

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

當地環境舒服寧靜，空氣清新，而且池塘提供水源，對周邊環境及生態沒有做成不良影響，所以我支持申請.

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

簽署 Signature [signature]　　日期 Date 18/7/2024.

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Town Planning Board

致城市規劃委員會秘書： 12

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓
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有關的規劃申請編號 The application no. to which the comment relates _____

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

The Hakka terrace on this site does not only beautify the farmland using eco-friendly materials, but also improves the microclimates for agricultural activities. The farmland supports university charity programs to promote environmentally sustainability while the terrace provides the best shelter for students to take rest and stay out of bad weathers. Therefore, we could not see any disadvantages brought by keeping the terrace in the farmland.

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

簽署 Signature _____ 日期 Date 18 July 2024

致城市規劃委員會秘書：
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有關的規劃申請編號 The application no. to which the comment relates _____

意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

I visit Somewhere farm for thrice and I think that it's a beautiful organic farm, and the Hakka terrace is very special and is the signature of the farm. Apart from that, the Bamboo shelter is built by traditional craftmanship technique, environmental friendly material and very unique that I have never seen before. It also make a good resting place as well.
Thus, I support the application.

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

簽署 Signature _____ 日期 Date 18 JUL 2024

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25 JUL 2024
Town Planning Board

14

致城市規劃委員會秘書：
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意見詳情（ 如有需要，請另頁說明 ）
Details of the Comment (use separate sheet if necessary)

The bamboo shelter at the farm is a vital part of Hong Kong's cultural heritage, reflecting the harmonious bond between humans and nature. Preserving this structure honors our unique cultural legacy, inspiring creativity and showcasing the craftsmanship of local artisans. It has become a beloved resting place, providing visitors with a serene ambiance and respite from city life. Removing this tranquil space would diminish the experience, depriving visitors of an essential escape. Let us safeguard this invaluable piece of our heritage, ensuring its continued contribution to our cultural landscape.

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

簽署 Signature _____ 日期 Date 17th July 2024

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25 JUL 2024
Town Planning Board

15

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
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有關的規劃申請編號 **The application no. to which the comment relates** A/SK-CWBN/77

意見詳情（ 如有需要，請另頁說明 ）
Details of the Comment (use separate sheet if necessary)

我支持申請！

亦小園有機農場在保留歷史悠久的客家梯田特色的同時，進行有機農業。申請人投入了大量的資源和精力來維持這樣一個像樣的有機農場。去參觀一下就知道申請人把客家露台維護得很好。農場內的池塘大小合理，是農業活動的支撐。隱藏底座和欄桿看起來也沒什麼問題。申請人現在和一直在做的事情完全符合保護區的規劃和意圖。

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

簽署 Signature [signature] 日期 Date 2024.7.6

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Town Planning Board

16

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
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意見詳情（ 如有需要，請另頁說明 ）
Details of the Comment (use separate sheet if necessary)

我支持申請！

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

簽署 Signature _____ 日期 Date _____ July 6, 2024

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17

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我支持申請！

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

簽署 Signature [signature] 日期 Date 2024-7-6

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我支持申請！

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

簽署 Signature CHEN DONGXIA 日期 Date 6 July 24

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26 JUL 2024
Town Planning Board

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我支持申請！

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

簽署 Signature 郭成 日期 Date 2024/07/06

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Town Planning Board

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Details of the Comment (use separate sheet if necessary)

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

簽署 Signature _____ 日期 Date 2024.07.06

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

簽署 Signature _____ 日期 Date 6/7/2024

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意見詳情（ 如有需要，請另頁說明 ）
Details of the Comment (use separate sheet if necessary)

I support the application!

I am one of the volunteers at Yee Siu Yuen Organic Farm. The Applicant and all other volunteers. are making best use of everything that the nature has provided us. We water the plants and crops using natural water from the nearby stream course. The ponds are necessary for irrigation and the bamboo shelter offers us a naturally yentilated place for rest. There is no reason not to support the application.

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

簽署 Signature _____ 日期 Date 13/07/2024

24

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

簽署 Signature Lilian 日期 Date 6/7/2024

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Town Planning Board

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

簽署 Signature [signature] 日期 Date 6/7/24

26

致城市規劃委員會秘書：
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意見詳情（ 如有需要，請另頁說明 ）
Details of the Comment (use separate sheet if necessary)

Hong Kong need to have such private-run farms for next generation / youth to experience agriculture life. There is nothing harmful to the environment from the application but rather it is very precious that nowadays there are private owners willing to spare resources to maintain such infrastructure for the benefits of running such a farm for Hong Kong. I support the application and urge the Board to approve their application

「提意見人」姓名／名稱 Name of person/company making this comment Lam Chi Wai Tony

簽署 Signature _____ 日期 Date 17 July 2024

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/SK-CWBN/77

意見詳情（ 如有需要，請另頁說明 ）
Details of the Comment (use separate sheet if necessary)

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「提意見人」姓名／名稱 Name of person/company making this comment
簽署 Signature [signature] 日期 Date 06/07/2024

RECEIVED
26 JUL 2024
Town Planning Board

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Details of the Comment (use separate sheet if necessary)

我支持申請！

亦小園有機農場在保留歷史悠久的客家梯田特色的同時，進行有機農業。申請人投入了大量的資源和精力來維持這樣一個像樣的有機農場。去參觀一下就知道申請人把客家露台維護得很好。農場內的池塘大小合理，是農業活動的支撐。隱藏底座和欄桿看起來也沒什麼問題。申請人現在和一直在做的事情完全符合保護區的規劃和意圖。

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

簽署 Signature 楊政 日期 Date 7月6日/2024

RECEIVED
26 JUL 2024
Town Planning Board

29

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意見詳情（如有需要，請另頁說明）
Details of the Comment (use separate sheet if necessary)

十分支持。
亦小園農地, 不僅讓更多人有機會接觸耕種/種植機會, 農地更利用竹子築起造成帳篷的想法, 使前來體驗農耕的人士提供一個小小的休息區域。實用之餘, 而且又環保, 又可與跟大自然融合一體。

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

簽署 Signature _____ 日期 Date 24 JUL 2024

RECEIVED
30 JUL 2024
Town Planning Board

30

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
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簽署 Signature [signature] 日期 Date 7/6/2024

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簽署 Signature 賀琳 日期 Date 2024.7.13

32

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簽署 Signature [signature] 日期 Date 2024. July. 13

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簽署 Signature [signature] 日期 Date 13/7/2024

35

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簽署 Signature 劉靜 日期 Date 2024.7.13

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簽署 Signature [redacted] 日期 Date 2024.7.13

37

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簽署 Signature [signature] 日期 Date 2024.7.15

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [redacted]
Sent: 2024-07-30 星期二 03:04:34
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/SK-CWBN/77 DD 238 Clear Water Bay Somewhere Organic Farm CA

A/SK-CWBN/77 Somewhere Organic Farm

Lots 19 S.C (Part), 19 S.D (Part), 19 RP (Part), 20 S.C (Part), 28 (Part), 29 (Part) and 30 (Part) in D.D. 238, Clear Water Bay, Sai Kung

Site area: About 213.52sq.m

Zoning: "Conservation Area"

Applied use: **Excavation and Filling of Land**

Dear TPB Members,

The Project Site area is approximately 6,175 m2

Strong Objections. The excavation appears to be designed to increase the carrying capacity of the 'organic farm' as a camping site. There are images of tents on the FB and website. Camping is not in line with:

Planning Intention This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

Members have a duty to inquire into matters to determine the true intention of the application.

Mary Mulvihill

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Seq. 4 45

From: [redacted]
Sent: 2024-11-11 星期一 02:32:26
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/SK-CWBN/77 DD 238 Clear Water Bay CA

A/SK-CWBN/77 Somewhere Organic Farm

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Site area: About 213.52sq.m

Zoning: "Conservation Area"

Applied use: **Excavation and Filling of Land**

Dear TPB Members,

Strong Objections.

The Farm has a site area of about 6,175m2 , the subject exaction and filling of land only take up a very small portion (less than 3.5%) of the site.

This operation should be renamed Somewhere Organic Camp Site. Check the website.

htps://www.somewhereorganic.com/en/event/

The application appears to be more about supporting the Events programme and camping than about genuine farming.

This is underlined by the Aerial Photos provided. It can be seen that nature was make slow but steady progress in absorbing the lots into the tree coverage on adjacent sites and by 2016 there was considerable regeneration. But the images of the current site show that all the vegetation has been stripped away and that there is a considerable area that looks like a desert.

The board has a duty to look carefully into the issues and determine how genuine this operation really is and if additional development is in line with the guiding principles governing CA zoning.

Mary Mulvihill

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號 **Reference Number:**	240726-000931-03451
提交限期 **Deadline for submission:**	02/08/2024
提交日期及時間 **Date and time of submission:**	26/07/2024 00:09:31
有關的規劃申請編號 **The application no. to which the comment relates:**	A/SK-CWBN/77
「提意見人」姓名/名稱 **Name of person making this comment:**	女士 Ms. CHAN KIT WAN HEDDY

意見詳情
Details of the Comment :

I am writing to provide comments on the proposed excavation and filling of land for permitted agricultural use at FARMLAND. As a concerned citizen, I have the following considerations and concerns regarding this project:

Potential Environmental Impacts:

- The proposed excavation and filling activities may disturb sensitive habitats or ecosystems on the site. Detailed environmental assessments should be conducted to identify any protected species, wetlands, or other important natural features that could be impacted.
- There are potential risks of soil erosion, sedimentation, and runoff during the excavation and fill activities that could negatively affect nearby waterways or drainage systems. Robust erosion and sedimentation control measures must be implemented.
- The long-term impacts of the altered topography and hydrology on the site should be carefully evaluated to ensure there are no unintended consequences for the local environment.

Impacts on Adjacent Properties:

- The excavation and filling work may cause disruptions, such as increased noise, dust, and traffic, for neighboring properties. Mitigation measures and a clear construction schedule should be provided to minimize impacts on the surrounding area.
- Potential changes to drainage patterns or water flows could affect adjacent landowners. Detailed hydrological studies should assess and address any potential impacts on neighboring properties.

Proposed Agricultural Use:

- The intended agricultural activities on the site should be clearly defined and evaluated for compatibility with the local land use plans and zoning.
- If the proposed agricultural use involves the use of pesticides, fertilizers, or other chemicals, the potential environmental and health impacts must be thoroughly assessed and appropriate safeguards implemented.
- Measures to promote sustainable and environmentally responsible farming practices should be strongly encouraged.

I appreciate the opportunity to provide these comments and hope they will be carefully considered as part of the review and approval process for this project. Please feel free to contact me if you have any further questions.