

29 NOV 2021

This document is received on
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-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	ATTM-SKW/113
	Date Received 收到日期	29 NOV 2021

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

1. Name of Applicant 申請人姓名/名稱

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

Li Chin Lun (李志倫)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 1386 & 1387 in D.D.375, So Kwun Wat, Tuen Mun, N.T.	
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 653.3 sq.m 平方米 <input checked="" type="checkbox"/> About 約	<input checked="" type="checkbox"/> Gross floor area 總樓面面積 120 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) Nil sq.m 平方米 <input type="checkbox"/> About 約	

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/13
(e) Land use zone(s) involved 涉及的土地用途地帶	'Green Belt' ('GB') 'Village Type Development' ('V')
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

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

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

(b) The applicant 申請人 -

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

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

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

- has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

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

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

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

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

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

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

- published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises on
27/10/2021 (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 28/10/2021 (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Excavation of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	533.3sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	120sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	120sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	120sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
Structure 1: Storage of farm tools and necessities and toilet (Not exceeding 3m, 1 storey), Structure 2: Rain shelter (Not exceeding 3m, 1 storey)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	1 space of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays.																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Vehicular access leading from So Kwun Wat Tsuen Road</p> <p>No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 33 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 0.3 m 米 <input checked="" type="checkbox"/> About 約</p> <p>No 否 <input type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

1. The proposed development is a 'Column Two' use in 'Green Belt' zone.
2. The proposed development conforms to the planning intention of the 'Green Belt' zone because it is intended to provide passive recreational outlets. The proposed development is exactly a passive recreational outlet by providing an opportunity for the urban dwellers to experience the interest of farming.
3. The proposed development is compatible with the surrounding environment because the site is surrounded by vacant land.
4. The proposed development conforms to the Town Planning Board Guidelines for application for development within green belt zone under Section 16 of the Town Planning Ordinance (TPB PG-No. 10) because proposed development is a passive recreational use which is compatible with the character of surrounding areas may be given sympathetic consideration. Also, the access and parking would not adversely affect any trees.
5. The application site could be revitalize and managed with the support of commercial operation and yet such operation would fulfill the planning intention and would not affect the others. The applicant trusts that his proposal would allow a better management of the land resources which is now being idle.
6. Similar planning application has been approved by the Town Planning Board in 'Green Belt' in other Outline zoning plan such as TPB Ref. A/YL-LFS/343 & 380. A recreation use has also been approved in the same "GB" zone in 2009, i.e., A/TM-SKW/62.
7. Minimal traffic impact.
8. Minimal noise and environmental impact because no public announcement system is proposed and no operation during sensitive hours.
9. Minimal drainage impact because a drainage proposal is submitted to support his application.
10. The proposed hobby farm will be opened for at most 4 persons at the same time so that they could be accommodated by 1 private car. The proposed development will serve not exceeding 4 persons a day.
11. Except the two structures, 1 parking space, all the remaining land will be reserved for hobby farm use. As such, around 63% (i.e. 410m²) of the application site would be reserved for cultivation use.
12. No site formation is proposed at the application site. The application site is now covered by soil and grass.
13. The proposed excavation of land is intended for the provision of surface U-channel for dissipation of stormwater.

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board 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



Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



Applicant 申請人 / Authorised Agent 獲授權代理人

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

30/9/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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

- 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：
 - 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
 - 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。
- 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。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1386 & 1387 in D.D.375, So Kwun Wat, Tuen Mun, N.T.
Site area 地盤面積	653.3 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/13
Zoning 地帶	'Green Belt' ('GB') 'Village Type Development' ('V')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years & Excavation of Land

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	120 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.18 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3	<input type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	18.37 %		<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	1	
	Private Car Parking Spaces 私家車車位	1	
	Motorcycle Parking Spaces 電單車車位	0	
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0	
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0	
	Others (Please Specify) 其他 (請列明)		
	NA		

	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	0	
	Taxi Spaces 的士車位	0	
	Coach Spaces 旅遊巴車位	0	
	Light Goods Vehicle Spaces 輕型貨車車位	0	
	Medium Goods Vehicle Spaces 中型貨車車位	0	
	Heavy Goods Vehicle Spaces 重型貨車車位	0	
	Others (Please Specify) 其他 (請列明)		
	NA		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Proposed drainage plan, site plan and vehicular access plan</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Estimated traffic generation and drainage proposal</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years & Excavation of Land at Lots 1386 & 1387 in D.D.375, So Kwun Wat, Tuen Mun, N.T.

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site occupied an area of about 653.3m².
- 1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by vacant land except that a temporary development is found to the east of the application site.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.3 It has a very gentle gradient sloping from southwest to southeast from about +11.2mPD to +10.2mPD.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.4 According to **Figure 4**, it is noted that the level of the application site is comparatively higher than the adjoining land except the land to the north. As such, an external catchment has been identified.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.5 As shown in **Figure 4**, an existing open drain is found to the immediate east of the application site.

1.2 Runoff Estimation

- 1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 1,280m²;
- ii. For conservative reason, it is assumed that the value of run-off co-efficient (k) is taken as 0.7 for conservative reason.

$$\begin{aligned} \text{Difference in Land Datum} &= 12.1\text{m} - 10.2\text{m} = 1.9\text{m} \\ L &= 55\text{m} \\ \therefore \text{Average fall} &= 1.9\text{m in } 55\text{m} \text{ or } 1\text{m in } 28.95\text{m} \end{aligned}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\begin{aligned} \text{Time of Concentration (t}_c) &= 0.14465 [L/(H^{0.2} \times A^{0.1})] \\ t_c &= 0.14465 [55/(3.45^{0.2} \times 1,280^{0.1})] \\ t_c &= 3.04 \text{ minutes} \end{aligned}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 310 mm/hr

$$\begin{aligned} \text{By Rational Method, } Q_1 &= 0.7 \times 310 \times 1,280 / 3,600 \\ \therefore Q_1 &= 77.16 \text{ l/s} = 4,629.33 \text{ l/min} = 0.08\text{m}^3/\text{s} \end{aligned}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:50 & 1:66 in order to follow the gradient of the application site, 300mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 300mm surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**). A 300mm surface U-channel will be built outside the application site to connect to the existing open drain to the immediate east of the application site.
- 1.3.2 Catchpit will be provided at the turning point of the surface U-channel. Sand trap will be provided at the terminal catchpit.
- 1.3.3 The collected stormwater will then be dissipate to the existing open drain to the immediate east of the application site.
- 1.3.4 All the proposed drainage facilities will be provided and maintained at the applicant’s own expense.
- 1.3.5 The provision of the proposed surface channel will follow the gradient of the application site.

- 1.3.6 Prior to the commencement of drainage works, the applicant will seek the consent of the District Lands Office/Yuen Long and relevant registered land owner for works outside the application site or outside the jurisdiction of the applicant.
- 1.3.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (d) Holes will be provided at the toe of the site hoarding to allow unobstructed flow of surface runoff.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is leading from So Kwun Wat Tsuen Road. It is situated amidst the 'Green Belt' ("GB") zone.
- 2.2 Due to the limited size of the site, only 1 parking space will be provided at the application site and it will be reserved for the solely use of the visitor. The estimated average traffic generation and traffic generation rate at peak hours are as follow:

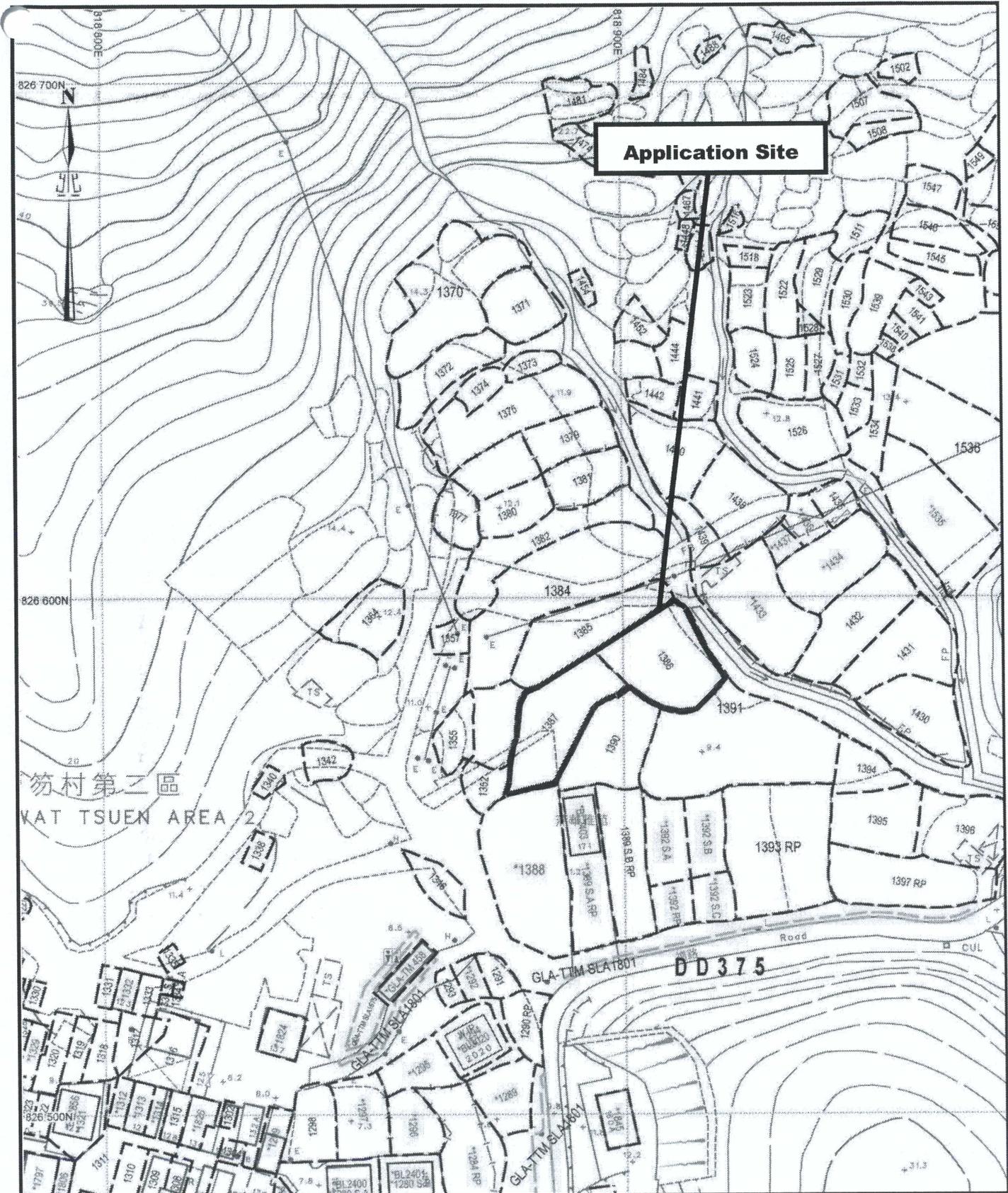
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.1	0.1	1	0

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays;

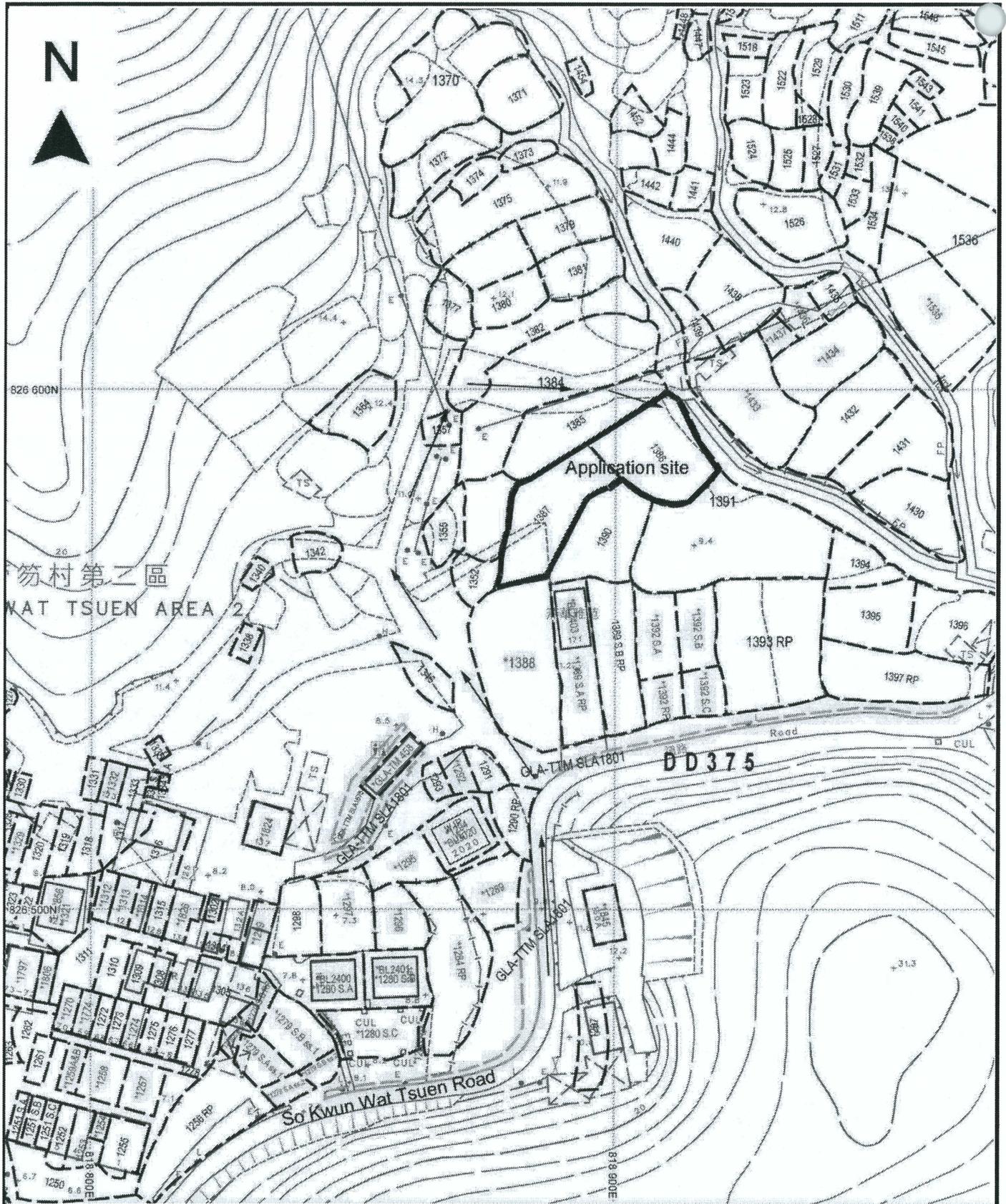
Note 2: The pcu of private car is taken as 1 &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

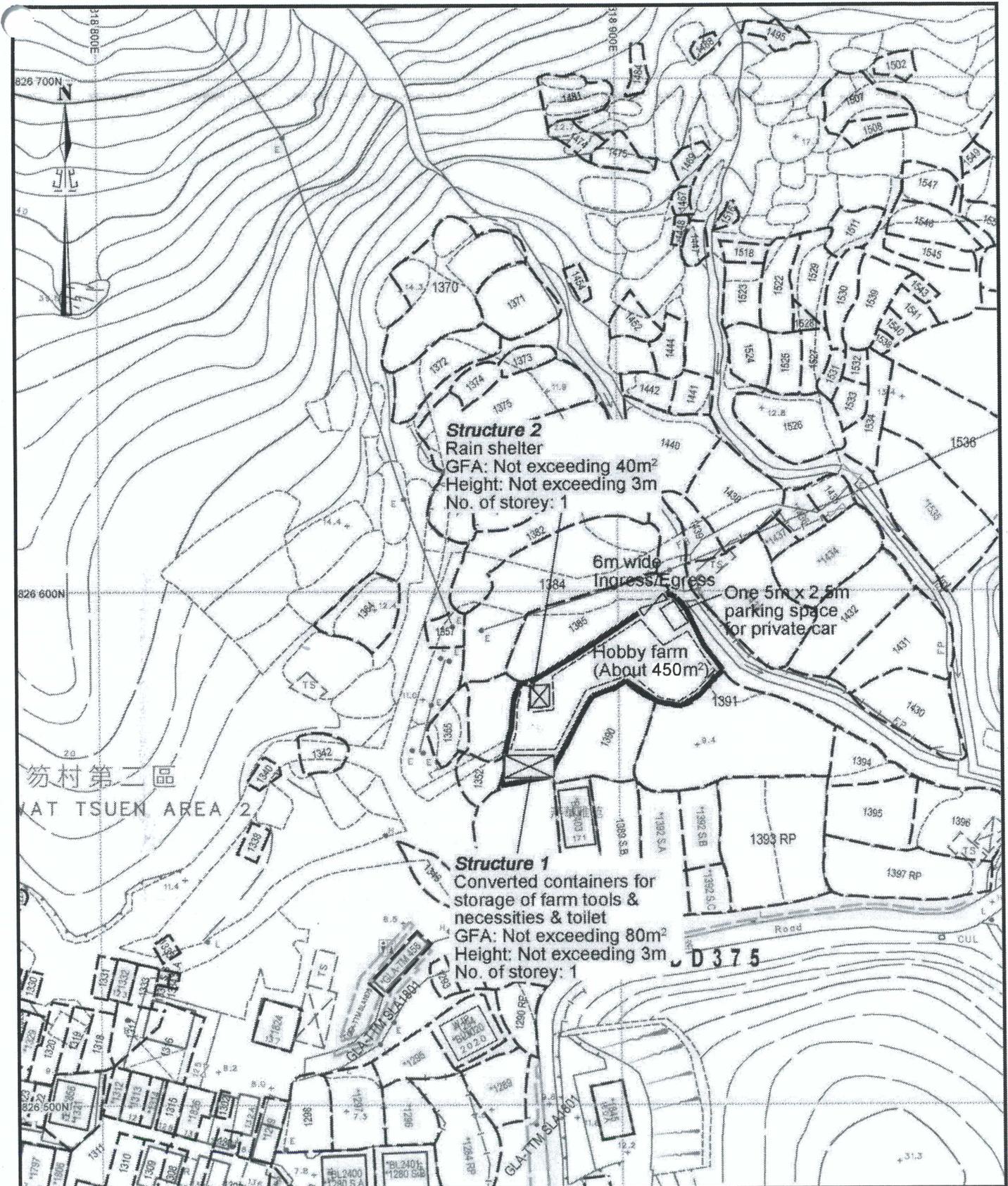
- 2.3 There will be only 4 visitors at the application site at the same time which can be accommodate by 1 private car.
- 2.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of So Kwun Wat Tsuen Road. The negligible increase in traffic would not aggravate the traffic condition of So Kwun Wat Tsuen Road and nearby road networks.



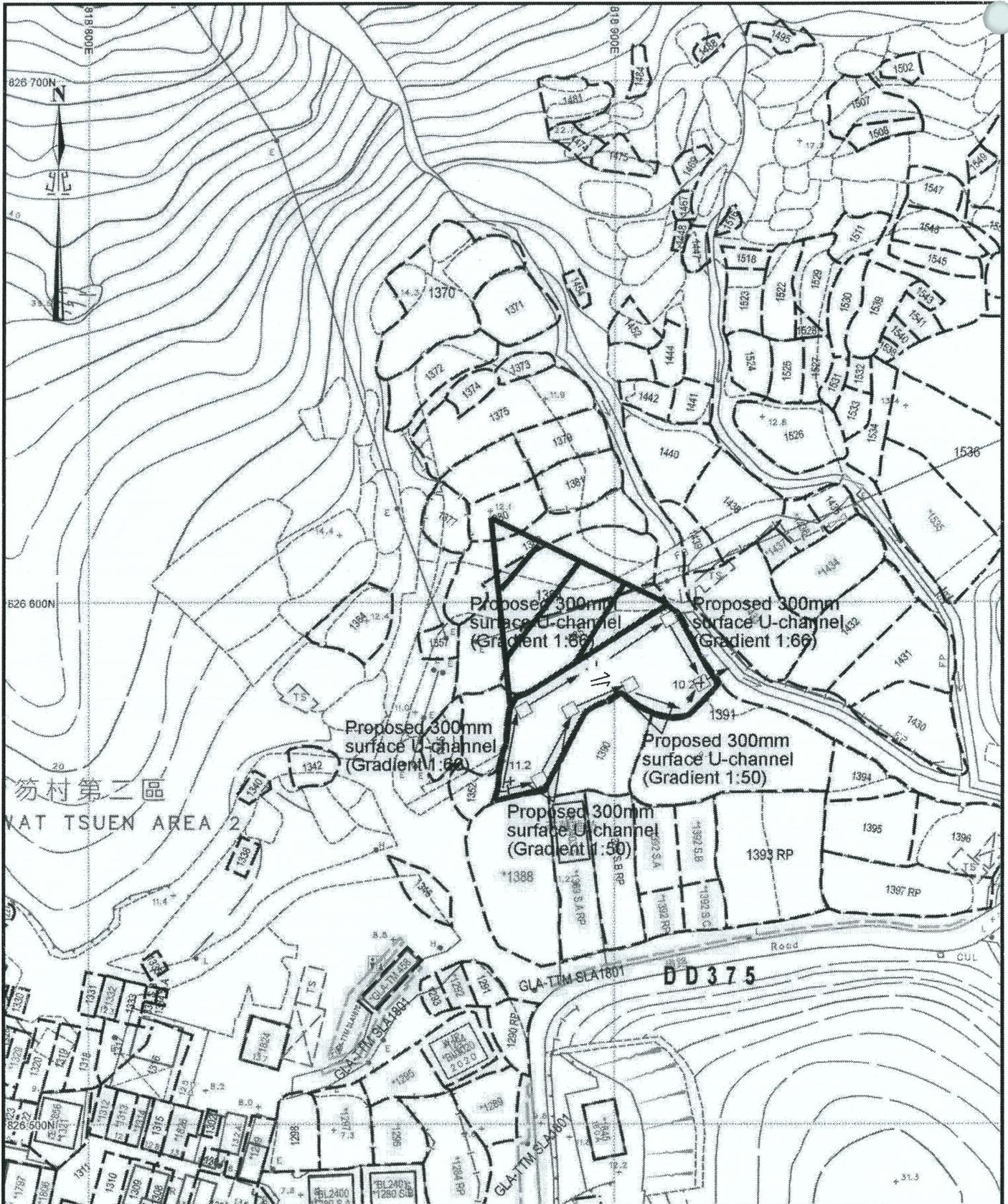
Project 項目名稱:	Drawing Title 圖目:	Remarks 備註:
Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years & Excavation of Land at Lots 1386 & 1387 in D.D.375, So Kwun Wat, Tuen Mun, N.T.	Application Site	
	Drawing No. 圖號: Figure 1	Scale 比例: 1:1000



<p>Project 項目名稱: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years & Excavation of Land at Lots 1386 & 1387 in D.D.375, So Kwun Wat, Tuen Mun, N.T.</p>	<p>Drawing Title 圖目: Vehicular Access Plan</p> <p>Drawing No. 圖號: Figure 2</p>	<p>Remarks 備註: → Vehicular access leading from So Kwun Wat Tsuen Road</p> <p>Scale 比例: 1:1000</p>
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<p>Project 項目名稱: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years & Excavation of Land at Lots 1386 & 1387 in D.D.375, So Kwun Wat, Tuen Mun, N.T.</p>	<p>Drawing Title 圖目: Proposed Layout Plan</p> <p>Drawing No. 圖號: Figure 3</p>	<p>Remarks 備註:</p> <p>Scale 比例: 1:1000</p>
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<p>Project 項目名稱:</p> <p>Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years & Excavation of Land at Lots 1386 & 1387 in D.D.375, So Kwun Wat, Tuen Mun, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Proposed Drainage Plan</p> <p>Drawing No. 圖號:</p> <p>Figure 4</p>	<p>Remarks 備註:</p> <p>+10.2 Level (in mPD)</p> <p>□ Proposed catchpit</p> <p>⇐ Flow of surface runoff</p> <p>▨ External catchment</p> <p>Scale 比例:</p> <p>1:1000</p>
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Total: 1 page

Date: 3 December 2021

TPB Ref.: A/TM-SKW-113

By Email

TM4

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

Dear Sirs,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm)
for a Period of 3 Years & Excavation of Land at Lots 1386 & 1387 in
D.D.375, So Kwun Wat, Tuen Mun, N.T.**

The site is currently paved with soil and there is no hard paving. The soil at the application site will be used for cultivation upon planning approval. The proposed excavation of land is intended to construct a surface U-channel to dissipate the stormwater generated at the application site.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Gabriel LAI) – By Email

Urgent Return receipt Sign Encrypt Mark Subject Restricted Expand personal&public gr



To: bwkfong@pland.gov.hk
Cc: gtclai@pland.gov.hk

Bcc:

Subject: Re: ATM-SKW/113

From: [REDACTED] - Monday 06/12/2021 14:27

Dear Billy,

Our response is as follows:

No site paving is proposed. A removable wooden platform is proposed within the proposed structure.

The existing ground surface is adequate for circulation access and parking of private car.

Best regards,

Patrick Tsui

Date: 4 January 2022

TPB Ref.: A/TM-SKW/113

By Email

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

Dear Sir,

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years & Excavation of Land at Lots 1386 & 1387 in D.D.375, So Kwun Wat, Tuen Mun, N.T.

Our response to the further comments of DAFC is as follow:

DAFC's comment	Response
(a) Our site inspection on 14 December 2021 revealed that the application site appeared to have undergone site clearance recently and was filled with sand and gravels. The mixture of these fill materials deposited on the site cannot be classified as soil suitable for crop cultivation, and we have no strong view on the proposed application.	Noted. The sand and gravel at the site will be replaced with soil which is suitable for cultivation.

Yours faithfully,



Metro Planning & Development Company Limited
都市規劃及發展顧問有限公司

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Billy FONG) – By Email

Date: 14 January 2022

TPB Ref.: A/TM-SKW/113

By Email

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

Dear Sir,

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years & Excavation of Land at Lots 1386 & 1387 in D.D.375, So Kwun Wat, Tuen Mun, N.T.

Our response to the comments of the CE/MN, DSD is shown below:

CE/MN, DSD's comments	Applicant's response
(a) Upon review, it is considered that there is insufficient information and details to demonstrate the adequacy of drains in which no adverse drainage impact would result from the subject development. The applicant is reminded to make reference to DSD Technical Note in DSD homepage to revise / update the drainage proposal.	Noted. Please see the updated drainage proposal and drainage plan.
(b) The drainage plan should include information on the formation level, fall direction, details of catchpits / manholes, invert levels, etc. for the subject site and its neighboring area to demonstrate the adequacy of the proposed drains. In addition, it is noted that stormwater drainage is proposed to be conveyed to a catchpit for discharge out of the site. Please provide details (e.g. underground pipe/ surface channel, size, gradient, invert levels, etc.) of the discharge system.	Noted. Please see the updated drainage proposal and drainage plan.
(c) Consideration should be given to provide grating for the surface channels in particular at run-in/run-out locations.	Noted. Grating will be provided for the surface channels at run-in/out locations.

Our response to the comments of the Tuen Mun and Yuen Long West District Planning Office is shown below:

TM&YLW's DPO's comments	Applicant's response
<p>(a) It is noted from Section 7 of the Application Form (Point no. 10) that "the proposed hobby farm will be opened for at most 4 persons at the same time", please advise whether "prior appointment system" would be adopted for the proposed hobby farm;</p>	<p>Prior appointment system by telephone will be adopted for the proposed hobby farm.</p>
<p>(b) It is noted from Section 7 of the Application Form (Point no. 13) that the proposed excavation of land is intended for the provision of surface U-channel for dissipation of stormwater. It is also noted from the submitted drainage proposal (paragraph 1.3.1 refers) that the proposed 300mm surface U-channel will be built along the site boundary. However, the last sentence of paragraph 1.3.1 also stated that 'A 300mm surface U-channel will be built outside the application site'. Please provide drawings to indicate the alignment of the proposed 300mm surface U-channel outside the application site.</p>	<p>An underground 300mm diameter pipe has been provided at the location as shown in Figure 5 for the dissipation of stormwater at the application site.</p>
<p>(c) In connection with (b) above, please note that the current application only include proposed excavation works within the application site. You may consider whether your application should include the excavation works for the proposed U-channel outside the application site.</p>	<p>An underground 300mm diameter pipe has been provided at the location as shown in Figure 5 for the dissipation of stormwater at the application site. The proposed surface U-channel will connect to the existing underground pipe to dissipate the stormwater.</p>

Our response to the comments of the CTP/UD&L, Planning Department is shown below:

CTP/UD&L, Planning Department	Applicant's response
<p>According to the site photo record taken by DPO on 16.12.2021, the application site was fenced-off and vacant, and an existing tree in poor condition was found within the western boundary of the site. It is noted that unauthorized vegetation clearance had been taken place within the site prior to the application. With reference to the planning statement, no</p>	<p>The application site is zoned 'Green Belt' and 'agricultural use' is a Column 1 use at the application site. The applicant originally wishes to convert the site for agricultural use so that he has cleared the vegetation at the site and ready for agricultural purpose. At last, he wishes to apply for a hobby farm so that he can allow the public to practice farming at the</p>

<p>information in terms of landscape treatment proposal is provided for the application. Given that there is no similar application previously approved within the same “GB” zone, there is concern that approval of the planning application may encourage other similar applications in the “GB” zone. The cumulative impact of such approval would result in a general degradation of the landscape quality of the surrounding environment in the “GB” zone. Hence, we have reservation on the application from landscape planning perspective.</p>	<p>application site and make the current application.</p>
---	---

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Justin HO) –
By Email

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years & Excavation of Land at Lots 1386 & 1387 in D.D.375, So Kwun Wat, Tuen Mun, N.T.

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site occupied an area of about 653.3m².
- 1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by vacant land except that a temporary development is found to the east of the application site.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.3 It has a very gentle gradient sloping from southwest to southeast from about +11.2mPD to +10.2mPD.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.4 According to **Figure 4**, it is noted that the level of the application site is comparatively higher than the adjoining land except the land to the north. As such, an external catchment has been identified.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.5 As shown in **Figure 4**, an existing open drain is found to the immediate east of the application site.

1.2 Runoff Estimation

- 1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 1,280m²;
- ii. For conservative reason, it is assumed that the value of run-off co-efficient (k) is taken as 0.7 for conservative reason.

$$\text{Difference in Land Datum} = 12.1\text{m} - 10.2\text{m} = 1.9\text{m}$$

$$L = 55\text{m}$$

$$\therefore \text{Average fall} = 1.9\text{m in } 55\text{m} \text{ or } 1\text{m in } 28.95\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c) = 0.14465 [L/(H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [55 / (3.45^{0.2} \times 1,280^{0.1})]$$

$$t_c = 3.04 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 310 mm/hr

$$\text{By Rational Method, } Q_1 = 0.7 \times 310 \times 1,280 / 3,600$$

$$\therefore Q_1 = 77.16 \text{ l/s} = 4,629.33 \text{ l/min} = 0.08\text{m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:50 & 1:66 in order to follow the gradient of the application site, 300mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site.

1.3 Proposed Drainage Facilities

1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 300mm surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**). A 300mm surface U-channel will be built outside the application site to connect to the existing open drain to the immediate east of the application site.

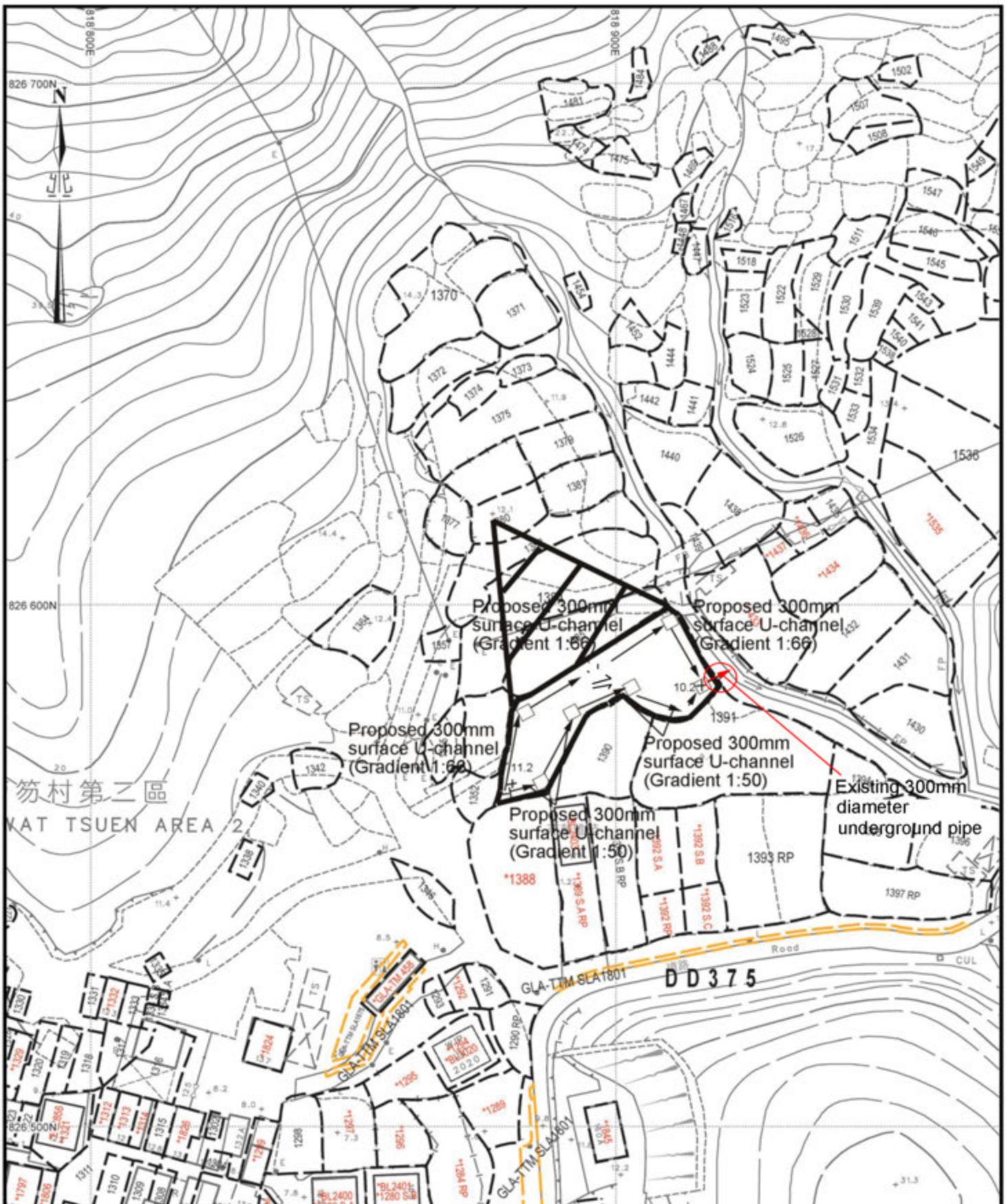
1.3.2 Catchpit will be provided at the turning point of the surface U-channel. Sand trap will be provided at the terminal catchpit.

1.3.3 The collected stormwater will then be dissipate to the existing open drain to the immediate east of the application site.

1.3.4 All the proposed drainage facilities will be provided and maintained at the applicant’s own expense.

1.3.5 The provision of the proposed surface channel will follow the gradient of the application site.

- 1.3.6 Prior to the commencement of drainage works, the applicant will seek the consent of the District Lands Office/Yuen Long and relevant registered land owner for works outside the application site or outside the jurisdiction of the applicant.
- 1.3.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (d) Holes will be provided at the toe of the site hoarding to allow unobstructed flow of surface runoff.



<p>Project 項目名稱: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years & Excavation of Land at Lots 1386 & 1387 in D.D.375, So Kwun Wat, Tuen Mun, N.T.</p>	<p>Drawing Title 圖目: Location of Existing 300mm Diameter Underground Pipe</p> <p>Drawing No. 圖號: Figure 5</p>	<p>Remarks 備註: +10.2 Level (in mPD) <input type="checkbox"/> Proposed catchpit Flow of surface runoff External catchment</p> <p>Scale 比例: 1:1000</p>
--	---	---

Total: 1 page

Date: 22 February 2022

TPB Ref.: A/TM-SKW/113

By Email

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

Dear Sir,

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years & Excavation of Land at Lots 1386 & 1387 in D.D.375, So Kwun Wat, Tuen Mun, N.T.

This letter intends to supersede our letter dated 22.2.2022 at 13:54. We wish to clarify that para. 1.3.1 of Annex 1 drainage proposal submitted on 14.1.2022 should be read in the following:

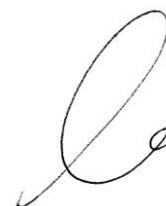
1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 300mm surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**). An existing underground 300mm diameter pipe is available to connect to the existing open drain to the immediate east of the application site.

Also, para 1.3.6 of Annex 1 drainage proposal submitted on 14.1.2022 is omitted as the information in the para 1.3.6 was found outdated.

There is also a typo in the point 11 of the justifications as shown in the section 7 of the S.16-III application form. The following should be read:

11. Except the two structures, 1 parking space, all the remaining land will be reserved for hobby farm use. As such, around 68% (i.e. 450m²) of the application site would be reserved for cultivation use.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Janet CHEUNG) – By Email



長春社

Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期
13 樓 1305-6 室

Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port
Road, Kwai Chung, New Territories, H.K.
網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
電子郵件 E-mail: cahk@cahk.org.hk

24th December 2021

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/TM-SWK/113

The Conservancy Association (CA) OBJECTS to the captioned application.

1. Not in line with the planning intention of Green Belt (GB) zone

According to approved So Kwun Wat Outline Zoning Plan (OZP) No. S/TM-SKW/13, the planning intention of GB zone is *“primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone”*. However, 37.2% of the application site is not for agriculture use. Although part of the development site falls within Village Type Development zone, the site is indeed largely within GB zone. The proposed development is not in line with the planning intention.

2. Undesirable precedent of “destroy first, apply later”

This site has been subject to land formation and vegetation clearance (Figure 1). It is suspected that this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural



長春社 Since 1968

The Conservancy Association

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電子郵件 E-mail:cahk@cahk.org.hk

Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port
Road, Kwai Chung, New Territories, H.K.
網址 Website:www.cahk.org.hk

environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned". Therefore, this application should not be given any sympathetic consideration or it will set an undesirable precedent for similar cases in future.

Yours faithfully,
Chow Oi Chuen
Campaign Officer
The Conservancy Association



長春社 Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期
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Address: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port
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電子郵件 E-mail: cahk@cahk.org.hk

Figure 1 Vegetation clearance and land excavation could be spotted in the application site (marked in red)



tpbpd@pland.gov.hk

寄件者:
寄件日期: 2021年12月27日星期一 1:42
收件者: tpbpd
主旨: A/TM-SKW/113 DD 375, So Kwun Wat GB
附件: So Kwun Wat - Google Maps.pdf

A/TM-SKW/113

Lots 1386 and 1387 in D.D.375, So Kwun Wat, Tuen Mun

Site area : 653.3sq.m

Zoning : "Green Belt" and "VTD"

Applied use : Hobby Farm / **Excavation of Land** / I Vehicle Parking

Dear TPB Members,

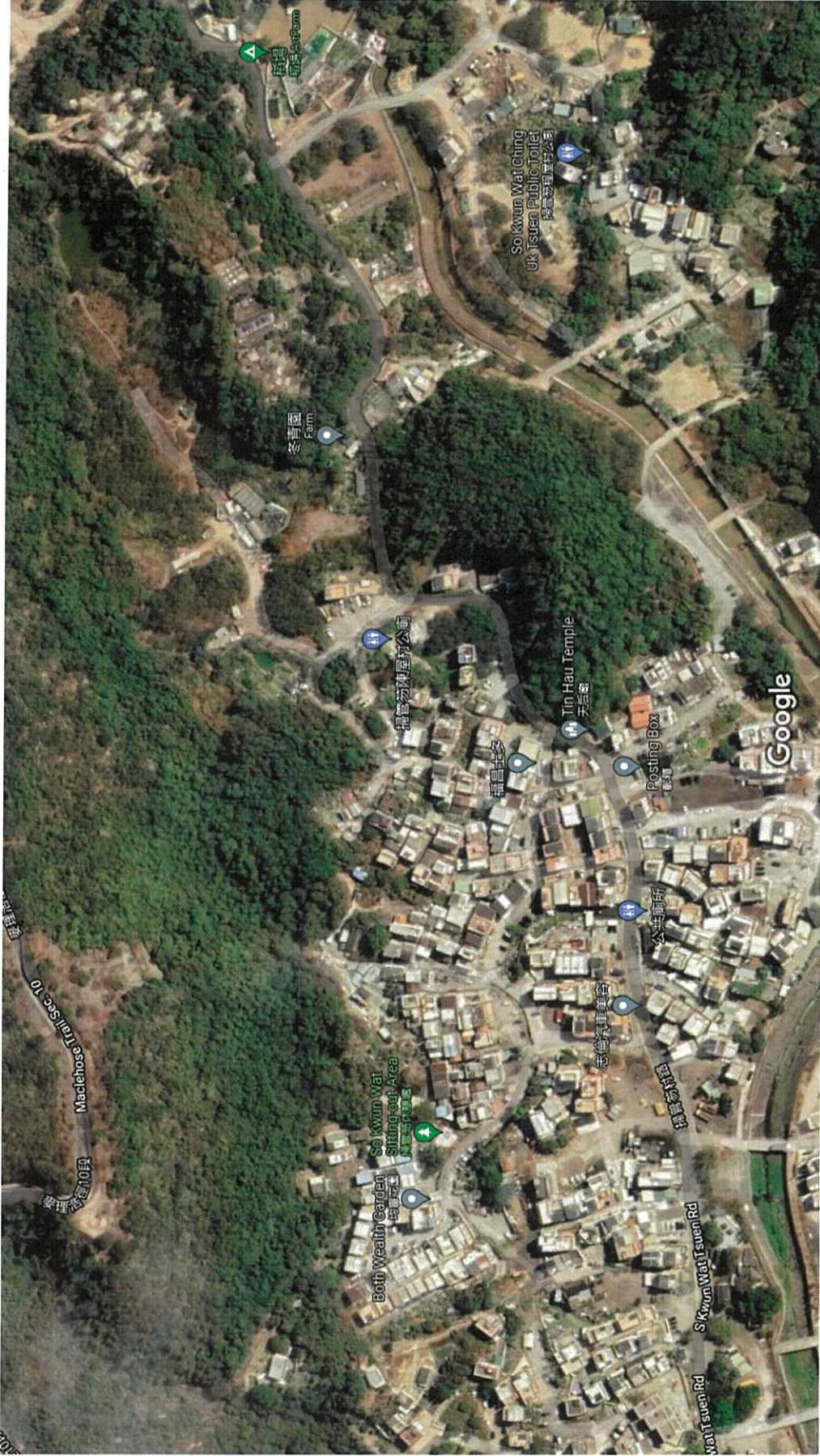
Object. The majority of the site is GB that is buffer zone for country park and the Maclehorse trail.

Regrettably development has been allowed to erode the margins of the GB.

No data with regard to tree felling and note that there is no indication as to how much of the site is proposed to be excavated.

This application has the appearance of a "Destroy to Build" intention.

Mary Mulvihill



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/TM-SKW/113

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本地用作起屋之用，社福發展，
應審慎考慮，所以反對。

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

蘇炳威

簽署 Signature

蘇炳威

日期 Date

11/12/2021

UB-UEU-2021 2021-12-01 12:01:01

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/TM-SKW/113

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

改用作休閒農場有其作用？會否影
響其宅發展，現時掃管坊一帶正在發展
樓宇有阻礙，所以反對。

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

簽署 Signature Wang 日期 Date 2021.12.28

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年12月28日星期二 17:37
收件者: tpbpd@pland.gov.hk
副本: [REDACTED]
主旨: 有關申請編號A/TM-SKW/113的擬議用途/發展的概括發展規範

敬啟者：

本中心為上源管理服務中心，收悉有關申請編號A/TM-SKW/113的擬議用途/發展的概括發展規範事宜，本中心有以下回覆：

休閒農場開辦所衍生的聲音及光線影響上源居民，假日所增加的車流量對掃管笏路的負擔
建築期對環境衛生造成影響，大型車輛出入對掃管笏路車流量造成負擔

專此奉覆

上源管理服務中心

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

參考編號

Reference Number:

211220-144037-51642

提交限期

Deadline for submission:

28/12/2021

提交日期及時間

Date and time of submission:

20/12/2021 14:40:37

有關的規劃申請編號

The application no. to which the comment relates:

A/TM-SKW/113

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Isabel Lam

意見詳情

Details of the Comment :

本人想提出反對意見

1. 公共交通不能支援

多個屋苑相繼入伙 每一班巴士252/K53都接近滿座 加上有兩間學校上下課時間 和建築工人上下班時間 交通真是應接不暇...若然增多一個休閒農場作為景點 吸引了本區居民以外的觀光客 交通肯定供不應求!

2. 本區缺乏泊車位

在現時沒有任何景點之下 掃管笏區的違例泊車已是相當嚴重 經常會因為影響到巴士上落客 而需要警方親自到場協調...倘若之後增設農莊 吸引了旅遊駕駛者 定必會堵塞掃管笏區的交通 並增加區內違例泊車情況!

3. 區內配套並不完善

無論是餐廳 便利店 超市 公共廁所 根本配合不到日常社區生活 更何況日後大量的旅遊觀光客呢?

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

參考編號
Reference Number: 211226-141031-82381

提交限期
Deadline for submission: 28/12/2021

提交日期及時間
Date and time of submission: 26/12/2021 14:10:31

有關的規劃申請編號
The application no. to which the comment relates: A/TM-SKW/113

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. CHAN

意見詳情
Details of the Comment :

反對！
申請地點即現在的排水渠正嚴重瘀塞，並雜草叢生，沒有任何政府部門清理，如果批准申請，令環境更加惡劣，做成不良先例。

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

參考編號

Reference Number:

211226-141920-66829

提交限期

Deadline for submission:

28/12/2021

提交日期及時間

Date and time of submission:

26/12/2021 14:19:20

有關的規劃申請編號

The application no. to which the comment relates:

A/TM-SKW/113

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss CHAN

意見詳情

Details of the Comment :

本人反對！

一) 毗鄰政府地約有18間丁屋羣即將批准興建，只有一條有對頭車的單程道路通往申請地點，這也是通往掃管笏程屋村的唯一道路。

二) 假日大量由遊人前往旅遊景點千島湖，也驅車到掃管笏段大欖涌水塘山上停泊，對附近交通造成極大的負面影響。

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

參考編號

Reference Number:

211227-181150-33173

提交限期

Deadline for submission:

28/12/2021

提交日期及時間

Date and time of submission:

27/12/2021 18:11:50

有關的規劃申請編號

The application no. to which the comment relates:

A/TM-SKW/113

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chan

意見詳情

Details of the Comment :

本人反對上述申請，原因如下：

- 一) 沒有車路通往申請的5米×2.5米私人泊車地點，在綠化地帶來開墾新的車路需要鋪設減瀝青或石屎，違反綠化地帶內施工的條例。
- 二) 車輛駛入申請地段必須經過私人地段包括Lot 1352, 1388, 1355, 1382, 1484, 1385。上述土地的業主根本不會簽署同意書，供申請人的車輛駛過。
- 三) 毗鄰排水渠則都是農夫用的田路，不可作車路。開發或擴闊車路，會將沙石、泥土匆忙排水渠引致淤塞。

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

參考編號

Reference Number:

211227-181540-52887

提交限期

Deadline for submission:

28/12/2021

提交日期及時間

Date and time of submission:

27/12/2021 18:15:40

有關的規劃申請編號

The application no. to which the comment relates:

A/TM-SKW/113

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss KB Chan

意見詳情

Details of the Comment :

反對以上申請！

- 1) 申請地點根本沒有地區小路連接到掃管笏村路單程路地段，若要興建車路，必須經過多幅私人地段，1352, 1388, 1355, 1382, 1484, 1385。
- 2) 申請地段附近唯一的車輛道路是掃管笏村的雙向單程路，而該道路的容量以達致飽和狀態。
- 3) 該道路為通往程屋村唯一道路。另外有大量行山人士駕車前往千島湖，其車輛會停泊於掃管笏村至大欖涌水塘的路線上。大量道路使用者爭相使用有限的路面空間。因此不可再增加掃管笏村單程路段的車輛流量。
- 4) 該申請地段附近已增設多個康體文娛場所。例如程屋村附近有佔地八萬呎的露天野戰場，掃管笏村路之程屋村單程路旁則設露營場所，假日車輛頻繁及停泊多步車輛，已經令到村民的日常生活受到影響。

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道 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/TM-SKW/113

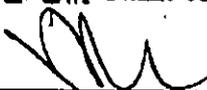
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

① 屋內廚房及廁所(廁所)如廁市-後市)設此嚴重不足
 由加上這廁所(已不服務)既在嚴重不協調及屋
 及基本生活設施不足,因此先要解決
 此是居民基本民生設施而不足,而排文設
 則,故此請正反對此不設實際之字排

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

簽署 Signature



日期 Date

20 Dec 2021

US-DEC-2021 15:05 FROM TM&YLW/DPD

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/TM-SKW/113

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

①建議在掃管笏路郵仔寮村千禧小學旁的空地
加建康文設施，因該小區缺乏球場、休憩場所、公
園等等。

②建議在上源與村屋的棄置空地改建休憩公園。

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

簽署 Signature  _____ 日期 Date 19.12.2021

06-DEC-2021 16:03 FROM 1881147/DFU

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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有關的規劃申請編號 The application no. to which the comment relates A/TM-SKW/113

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

有關渣甸山巴士站，關於紅線小巴專線，早前運輸署以擁擠為由，
禁止紅線小巴進入渣甸山巴士站，
在擁擠時間週邊住戶人數已達 4000 人以上，繁忙時間巴士 153
253 根本不足以負荷，而繁忙時間巴士時間更為疏落，根本不足以
為區內備有通設獨立新發展地區，故希望小巴專線能提供
繁忙時間及通管時段服務

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

簽署 Signature kip 日期 Date 23 DEC 2021

Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/ Tuen Mun, Lands Department that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No permission has been given for the erection of the proposed structures within the Site;
 - (ii) the Site is accessible via an access which comprises a number of private lots from a carriageway branching off from So Kwun Wat Tsuen Road. This office is not responsible for the maintenance of the said access nor guarantee that right-of-way will be given to the Site;
 - (iii) the lot owners will need to apply to his office for Short Term Waiver to permit erection of the proposed structures on the Lots. However, there is no guarantee that the application will be approved. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including charging of waiver fee, deposit and administration fee etc.; and
 - (iv) his office reserves the right to take enforcement actions as considered appropriate against any unauthorised erection/ extensions/ alternations of the structures erected without prior approval given by his office or in case of any unauthorised occupation of Government land;
- (c) to note the comments of the Commissioner for Transport that sufficient space within the Site should be provided for maneuvering of vehicles. No vehicle is allowed to queue back to or reverse onto/form public road; and the land status, management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.
- (d) to note the comments of the Director of Environmental Protection that relevant environmental protection/ pollution control ordinance, including but not limited to Water Pollution Control Ordinance and Noise Control Ordinance, should be complied with, and all requirements and mitigation measures in the latest “Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses” should be followed;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that prior consent and agreement from the lands authority should be obtained for drainage works to be undertaken outside the lot boundary. The existing drainage system to which the proposed drainage connection is to be made is not maintained by his Department. Consent from the concerned departments/maintenance parties should be obtained for the proposed connections to the existing drainage system;
- (f) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout

plans incorporated with the proposed FSIs should be submitted to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that prior approval and consent of the Building Authority (BA) should be obtained before any new building works are to be carried out on the Site. Otherwise, they are unauthorized building works (UBW). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the Building Ordinance (BO). For UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. If the proposed use under application is subject to the issue of a licence, any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority. Formal submission under the BO is required for any proposed new works including any temporary structures; and
- (h) to note the comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office that the project proponent needs to notify her office two weeks prior to the commencement of the captioned works so as to facilitate their staff to conduct site inspection in the course of excavation works.