

This document is received on 12 JUN 2023
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

STP/TM1
TP/TM4
TPG3
STO/TM
SSO/TM
2
13/6

A/TM-SKW/121

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

2301313

26.2023

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TM - SKW / 121
	Date Received 收到日期	12 JUN 2023

- 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 Wai Lun (李偉倫)

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 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) & 1393 RP (Part) in D.D.375 and Adjoining Government Land, 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	☒ Site area 地盤面積 494 sq.m 平方米 ☒ About 約 Not more than ☒ Gross floor area 總樓面面積 54 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)	5 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	Draft So Kwun Wat Outline Zoning Plan No. S/TM-SKW/14
(e) Land use zone(s) involved 涉及的土地用途地帶	'Green Belt' ('GB')
(f) Current use(s) 現時用途	Vacant site with structures (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
31/5/2023 (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 1/6/2023 (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、或有關係的鄉事委員會^{*}

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

☒ year(s) 年 3

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 440sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 54sq.m ☒ About 約

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

Proposed domestic floor area 擬議住用樓面面積 NAsq.m ☒ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 Not more than 54sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積 Not more than 54sq.m ☐ About 約

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

Structure 1: Storage room for farm tools and seeds (Not exceeding 3.5m, 1 storey),

Structure 2: Rain shelter & toilet (Not exceeding 3.5m, 1 storey),

Structure 3: Electricity meter room (Not exceeding 3.5m, 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?	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)) Vehicular access leading from So Kwun Wat Tsuen Road No 否 ☐ 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)																														
(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?	Yes 是 ☐ Please provide details 請提供詳情 No 否 ☒																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 ☒ (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 27 sq.m 平方米 ☒ About 約 Depth of excavation 挖土深度 0.3 m 米 ☒ About 約 No 否 ☐																														
(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 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table>	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 ☒
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	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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.....	
.....	
.....	

(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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

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 similar use has also been approved in the same "GB" zone in 2021, i.e., A/TM-SKW/113.
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 three structures, 1 parking space and manoeuvring space, all the remaining land will be reserved for hobby farm use. As such, around 61.7% (i.e. 305m²) 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.
本人現准許委員會的權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) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

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

Others 其他

on behalf of 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

2/6/2023

(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

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

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

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

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) & 1393 RP (Part) in D.D.375 and Adjoining Government Land, So Kwun Wat, Tuen Mun, N.T.
Site area 地盤面積	494 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 5 sq. m 平方米 ☒ About 約)
Plan 圖則	Draft So Kwun Wat Outline Zoning Plan No. S/TM-SKW/14
Zoning 地帶	'Green Belt' ("GB")
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ 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 ☐ About 約 ☐ Not more than 不多於	NA ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	54 ☐ About 約 ☒ Not more than 不多於	0.109 ☐ About 約 ☒ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	☐ (Not more than 不多於) m 米
		NA	☐ (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3.5	☒ (Not more than 不多於) m 米
		1	☒ (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	10.93 % ☒ 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 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) NA		1 0 0 0 0 0
	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 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) NA		0 0 0 0 0 0

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）	☐	☒
Proposed drainage plan, site plan and vehicular access plan		
Proposed excavation plan		
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）	☐	☒
Estimated traffic generation and drainage proposal		
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 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) & 1393 RP (Part) in D.D.375 and Adjoining Government Land, 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 494m².
- 1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by vacant land except that a residential dwelling is found to the west 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 northwest to southeast from about +11.2mPD to +10.8mPD.

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 south. 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 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 catchment 1 and 2 are approximately 423m² and 494m² respectively;
- ii. For conservative reason, it is assumed that the value of run-off co-efficient (k) is taken as 0.7 for conservative reason.

Catchment 1

$$\text{Difference in Land Datum} = 31.3\text{m} - 10.8\text{m} = 20.5\text{m}$$

$$L = 60\text{m}$$

$$\therefore \text{Average fall} = 20.5\text{m in } 60\text{m} \text{ or } 1\text{m in } 2.93\text{m}$$

Catchment 2

$$\text{Difference in Land Datum} = 11.2\text{m} - 10.8\text{m} = 0.4\text{m}$$

$$L = 35\text{m}$$

$$\therefore \text{Average fall} = 0.4\text{m in } 35\text{m} \text{ or } 1\text{m in } 87.5\text{m}$$

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

Catchment 1

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

$$t_c = 0.14465 [60 / (34.17^{0.2} \times 423^{0.1})]$$

$$t_c = 2.34 \text{ minutes}$$

Catchment 2

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

$$t_c = 0.14465 [35 / (1.14^{0.2} \times 494^{0.1})]$$

$$t_c = 2.65 \text{ minutes}$$

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 320 mm/hr and 315 mm/hr for catchment 1 and 2 respectively:

Catchment 1

$$\text{By Rational Method, } Q_1 = 0.7 \times 320 \times 423 / 3,600$$

$$\therefore Q_1 = 26.32 \text{ l/s} = 1,579.2 \text{ l/min} = 0.026\text{m}^3/\text{s}$$

Catchment 2

By Rational Method,

$$Q_1 = 0.7 \times 315 \times 494 / 3,600$$
$$\therefore Q_1 = 30.25 \text{ l/s} = 1,815.45 \text{ l/min} = 0.03 \text{ m}^3/\text{s}$$

For conservative reason, the estimated peak runoff equals to the sum of the peak runoff of 2 catchments = 1,579.2 l/min + 1,815.45 l/min = 3,394.65 l/min

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:115 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**). An existing underground 300mm diameter pipe is available to connect to the existing 375mm open drain to the south of the application site and this open drain connecting to public drain to the east.
- 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 375mm open drain to the south 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 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) 100mm gap 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:

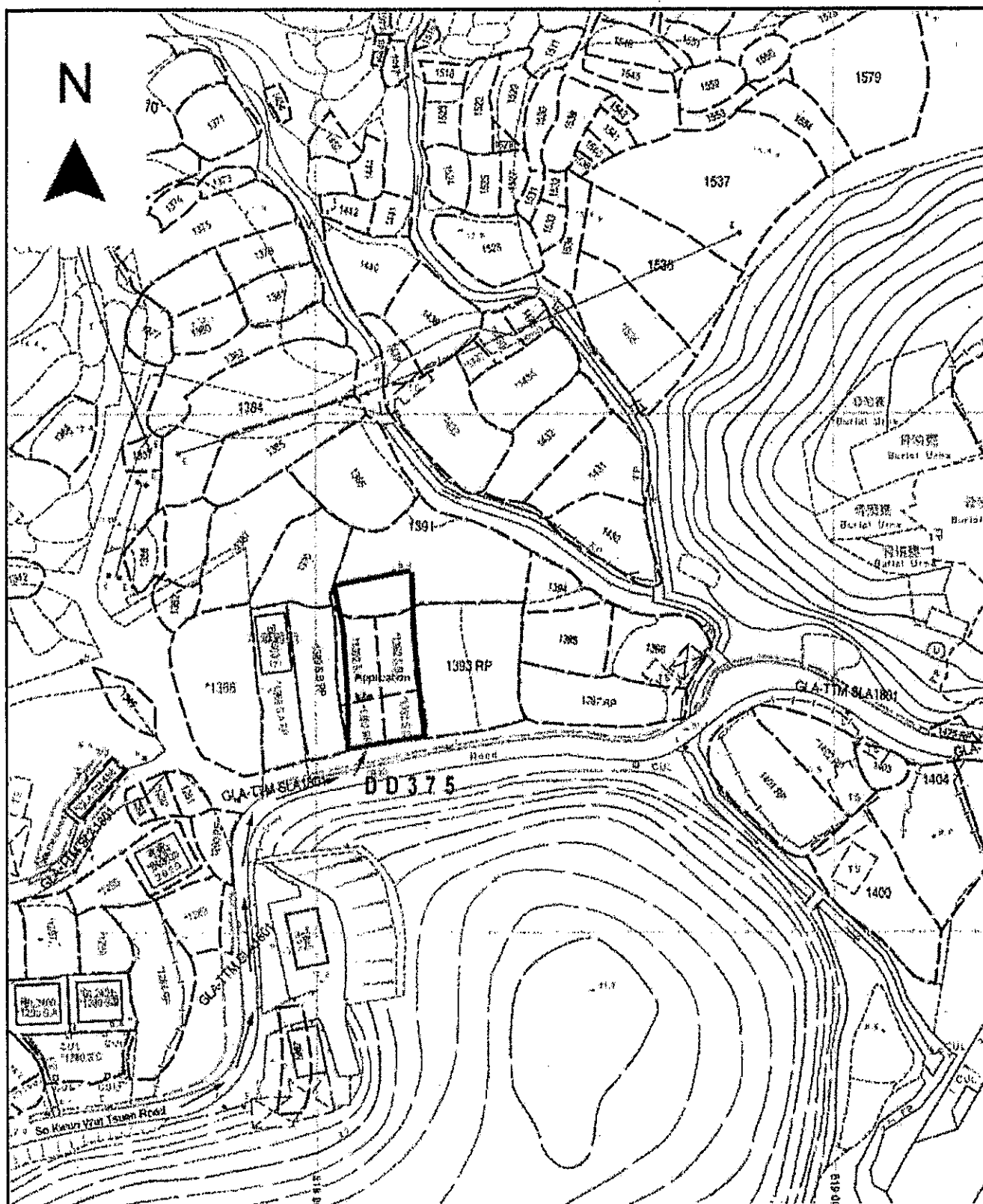
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.1	0.1	1	0

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.



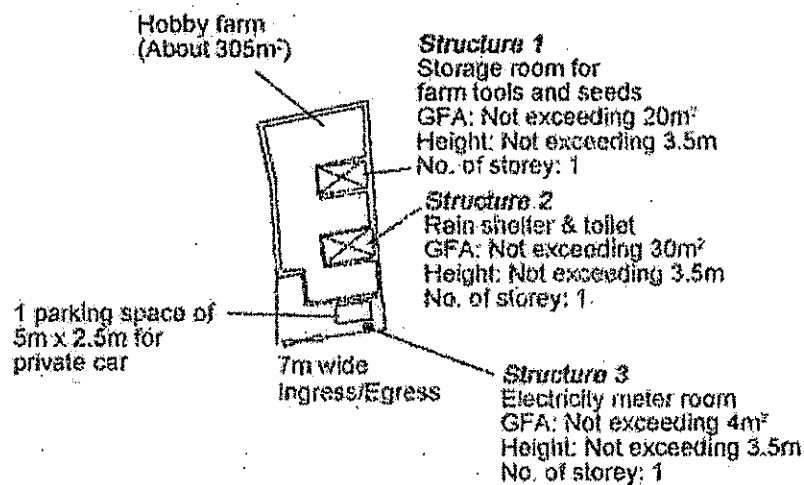
Project 項目名稱:

Drawing Title 圖名:

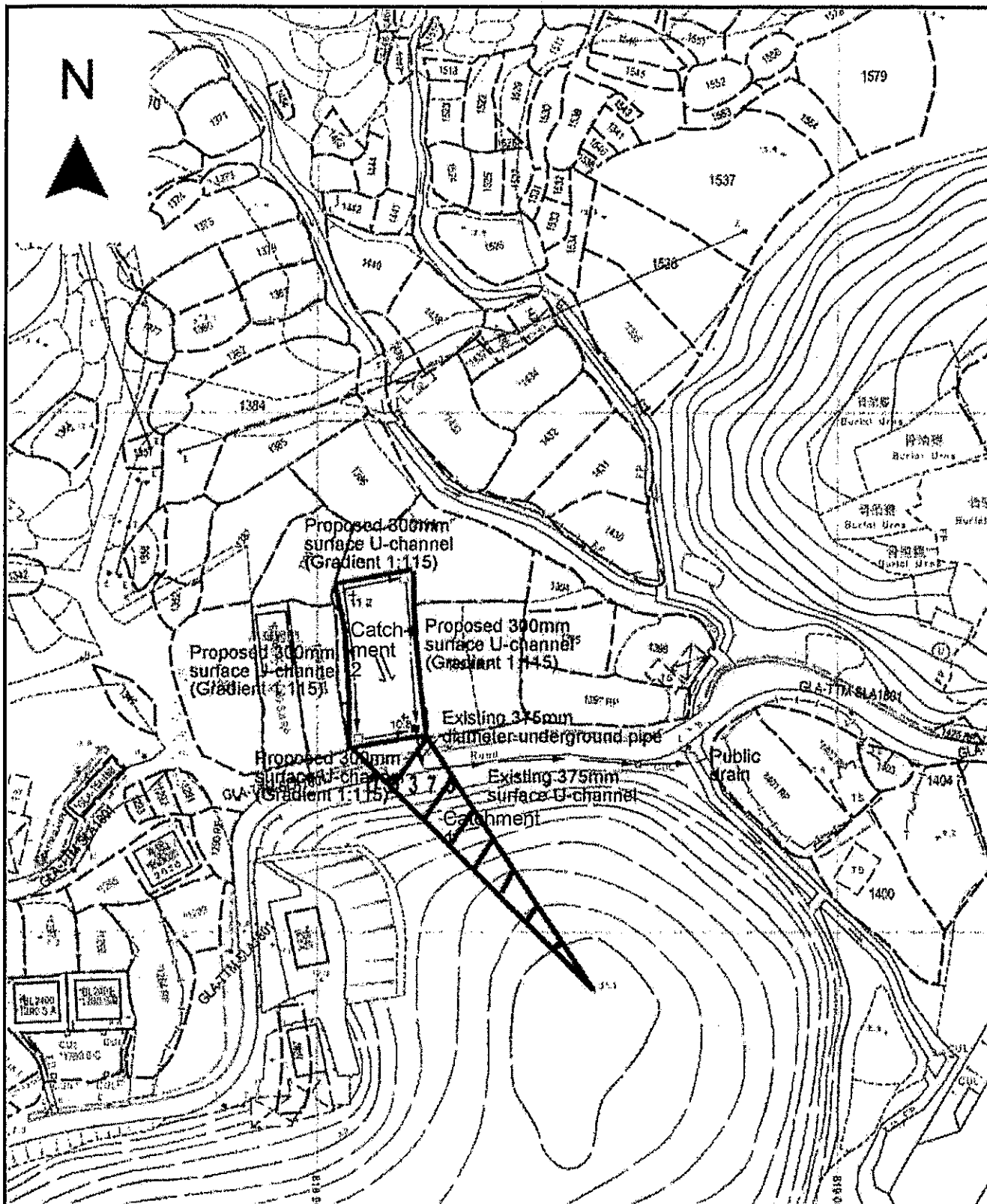
Drawing No. 000000

Remarks 備註:

Scale 比例:



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 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) & 1393 RP (Part) in D.D.375 and Adjoining Government Land, So Kwun Wat, Tuen Mun, N.T.	Drawing Title 圖名: Proposed Layout Plan Drawing No. 圖號: Figure 3	Remarks 備註: Scale 比例: 1:1000
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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 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) & 1393 RP (Part) in D.D.375 and Adjoining Government Land, So Kwun Wat, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

+11.2 Level (in mPD)

□ Proposed catchpit

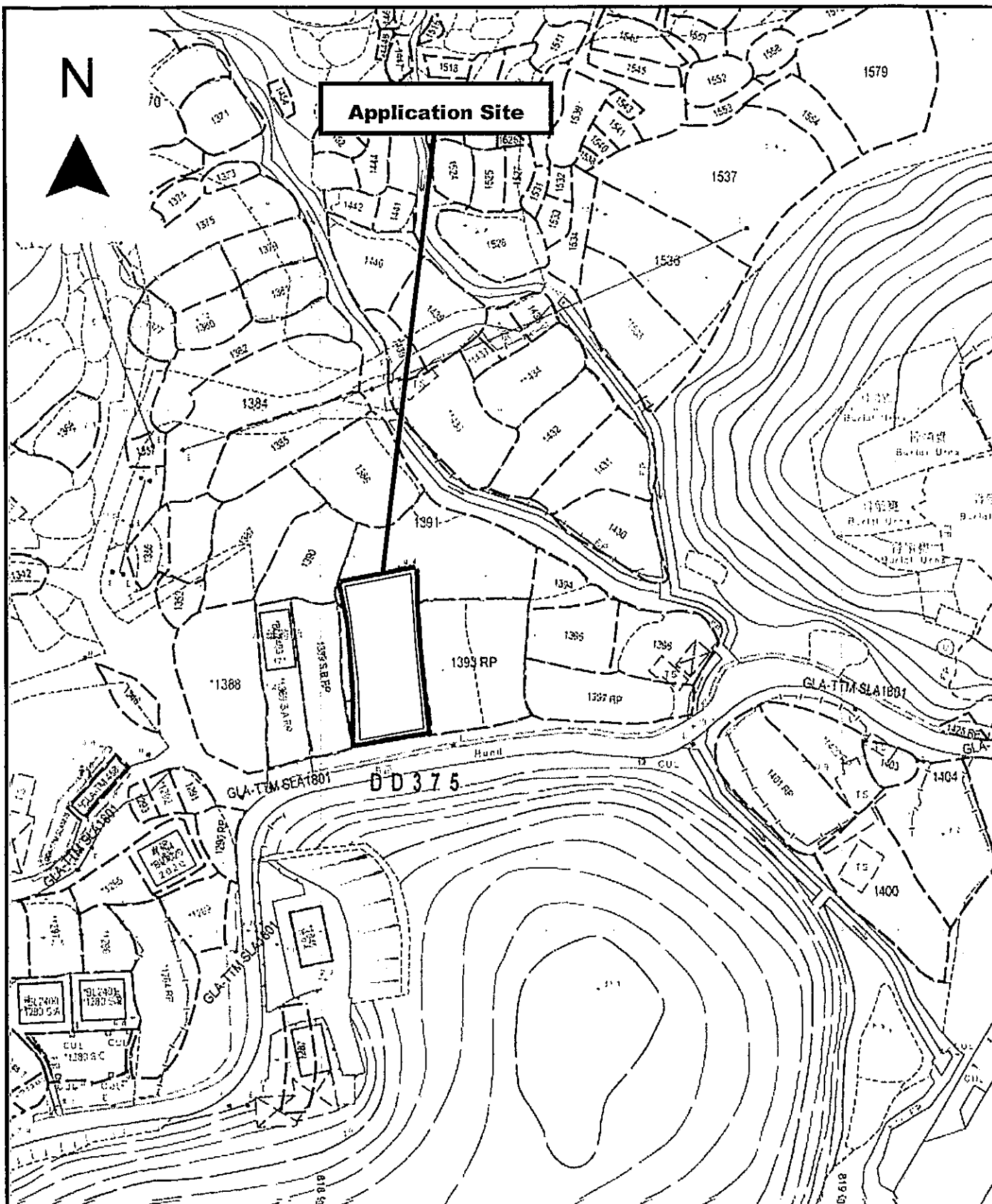
■ Catchpit with sand trap

← Flow of surface runoff

▨ External catchment

Scale 比例:

1:1000



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 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) & 1393 RP (Part) in D.D.375 and Adjoining Government Land, So Kwun Wat, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Excavation Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

— Proposed excavation of 300mm surface U-channel

Scale 比例:

1:1000

Total: 7 pages

Date: 14 June 2023

TPB Ref.: A/TM-SKW/121

By Email

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 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) & 1393 RP (Part) in D.D.375 and Adjoining Government Land, So Kwun Wat, Tuen Mun, N.T.

The location of adjoining Government land within the application site is shown in Figure 6.

Typo is found in the para 1.3.6(a) of Annex 1 and we write to confirm that no landscaping is proposed. Please see updated Annex 1 in the attachment.

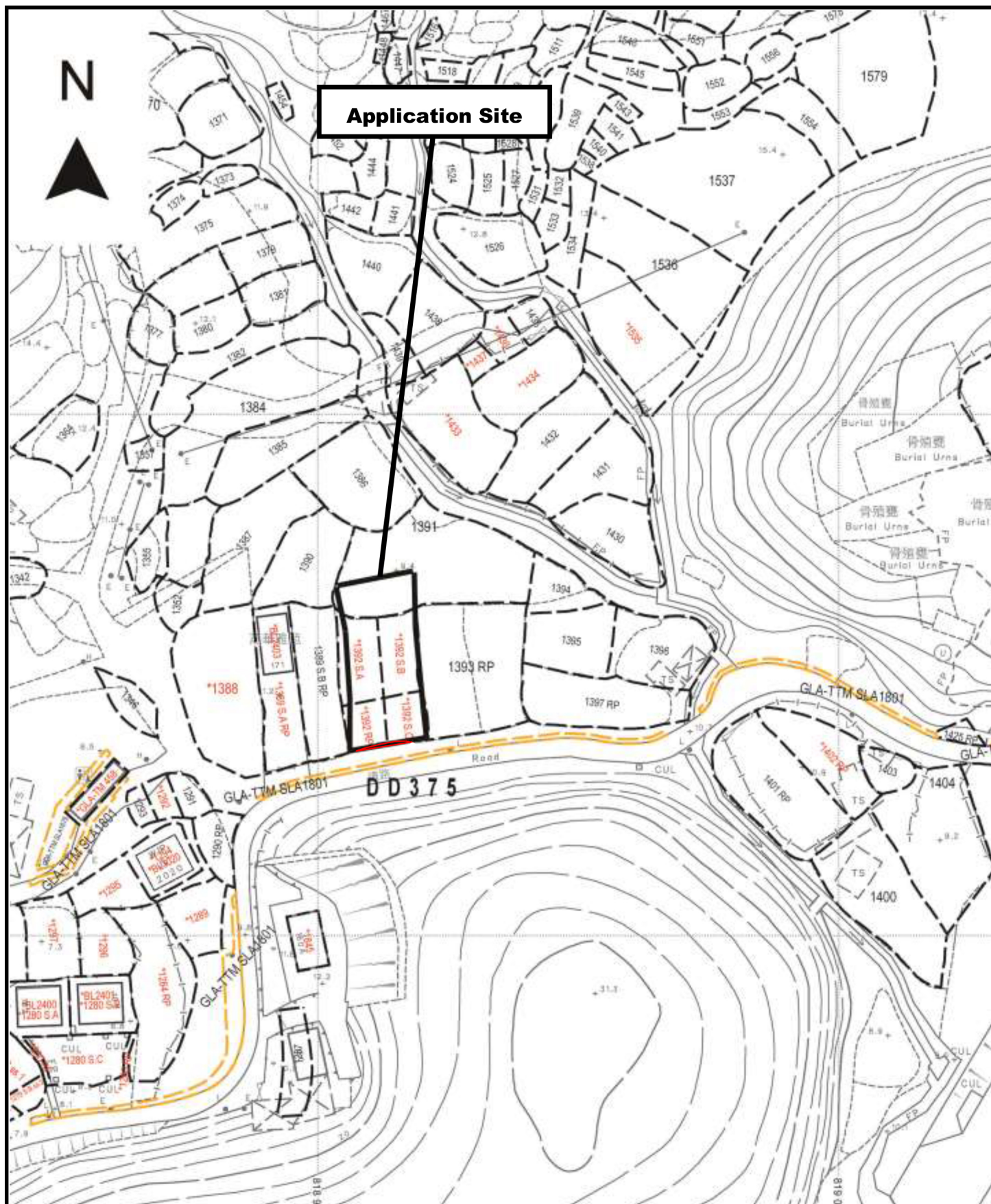
Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

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



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 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) & 1393 RP (Part) in D.D.375 and Adjoining Government Land, So Kwun Wat, Tuen Mun, N.T.

Drawing Title 圖目:

Extent of Adjoining Government Land within Application Site

Drawing No. 圖號:

Figure 6

Remarks 備註:

— Extent of adjoining Government land

Scale 比例:

1:1000

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years & Excavation of Land at Lots 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) & 1393 RP (Part) in D.D.375 and Adjoining Government Land, So Kwun Wat, Tuen Mun, N.T.

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- 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 catchment 1 and 2 are approximately 423m² and 494m² respectively;
- ii. For conservative reason, it is assumed that the value of run-off co-efficient (k) is taken as 0.7 for conservative reason.

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$$\text{Difference in Land Datum} = 31.3\text{m} - 10.8\text{m} = 20.5\text{m}$$

$$L = 60\text{m}$$

$$\therefore \text{Average fall} = 20.5\text{m in } 60\text{m} \text{ or } 1\text{m in } 2.93\text{m}$$

Catchment 2

$$\text{Difference in Land Datum} = 11.2\text{m} - 10.8\text{m} = 0.4\text{m}$$

$$L = 35\text{m}$$

$$\therefore \text{Average fall} = 0.4\text{m in } 35\text{m} \text{ or } 1\text{m in } 87.5\text{m}$$

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

Catchment 1

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

$$t_c = 0.14465 [60 / (34.17^{0.2} \times 423^{0.1})]$$

$$t_c = 2.34 \text{ minutes}$$

Catchment 2

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

$$t_c = 0.14465 [35 / (1.14^{0.2} \times 494^{0.1})]$$

$$t_c = 2.65 \text{ minutes}$$

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 320 mm/hr and 315 mm/hr for catchment 1 and 2 respectively:

Catchment 1

$$\text{By Rational Method, } Q_1 = 0.7 \times 320 \times 423 / 3,600$$

$$\therefore Q_1 = 26.32 \text{ l/s} = 1,579.2 \text{ l/min} = 0.026\text{m}^3/\text{s}$$

Catchment 2

By Rational Method,

$$Q_1 = 0.7 \times 315 \times 494 / 3,600$$
$$\therefore Q_1 = 30.25 \text{ l/s} = 1,815.45 \text{ l/min} = 0.03 \text{ m}^3/\text{s}$$

For conservative reason, the estimated peak runoff equals to the sum of the peak runoff of 2 catchments = 1,579.2 l/min + 1,815.45 l/min = 3,394.65 l/min

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:115 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**). An existing underground 300mm diameter pipe is available to connect to the existing 375mm open drain to the south of the application site and this open drain connecting to public drain to the east.
- 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 375mm open drain to the south 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 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. 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) 100mm gap 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.

Date: 6 July 2023

TPB Ref.: A/TM-SKW/121

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 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) & 1393 RP (Part) in D.D.375 and Adjoining Government Land, So Kwun Wat, Tuen Mun, N.T.

This letter intends to supersede our letter dated 30.6.2023 and email on the same date.
Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
The application site is connected to the public road (So Kwun Wat Road) via So Kwun Wat Tsuen Road and unnamed local road, which are both not managed by Transport Department. The land status of So Kwun Wat Tsuen Road and unnamed local road should be checked with the Lands Department. Moreover, the management and maintenance responsibilities of that local access road should be clarified with the relevant lands and maintenance authorities accordingly.	Noted.

Our response to the comments of the DLO/TM is as follows:

DLO/TM's comments	Applicant's response
A recent site inspection revealed that three container-converted structures were erected within the Site and the layout and	Noted. The applicant will follow the proposed layout plan to erect the temporary structures at the application

configuration of the structures do not tally with the proposal. The applicant is required to clarify the discrepancy.	site. The existing structures will be relocated or removed away from the Site.
---	--

Our response to the comments of the CE/MN, DSD is as follows:

CE/MN, DSD's comments	Applicant's response
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 neighbouring area to demonstrate the adequacy of the proposed drains.	Noted. Please refer to the updated drainage plan in Figure 4. The section details of the surface u-channel, catchpits and catchpits with sand trap are shown in Figure 7 to 9.
It is noted that stormwater drainage is proposed to be conveyed to a catchpit for discharge out of the site through an underground pipe. The existing drainage system to which the proposed drainage connection is to be made is not maintained by this Department. Consent from the concerned departments/maintenance parties/owners should be obtained for the proposed connections to their drainage system.	Noted.
Consideration should be given to provide grating for the surface channels in particular at run-in/out locations.	Grating will be provided at the run-in/out locations to protect the surface channel.

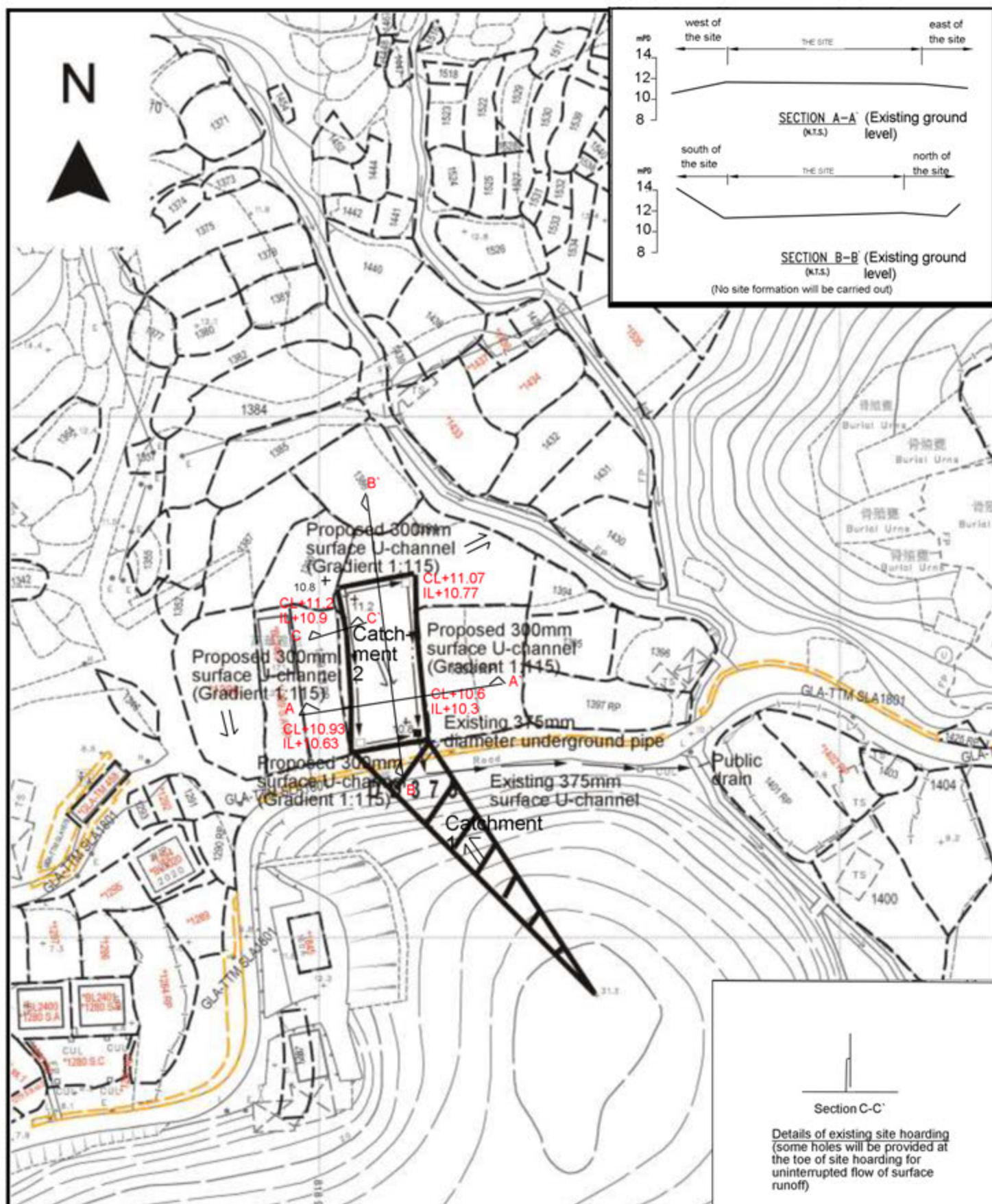
Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

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



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 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) & 1393 RP (Part) in D.D.375 and Adjoining Government Land, So Kwun Wat, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

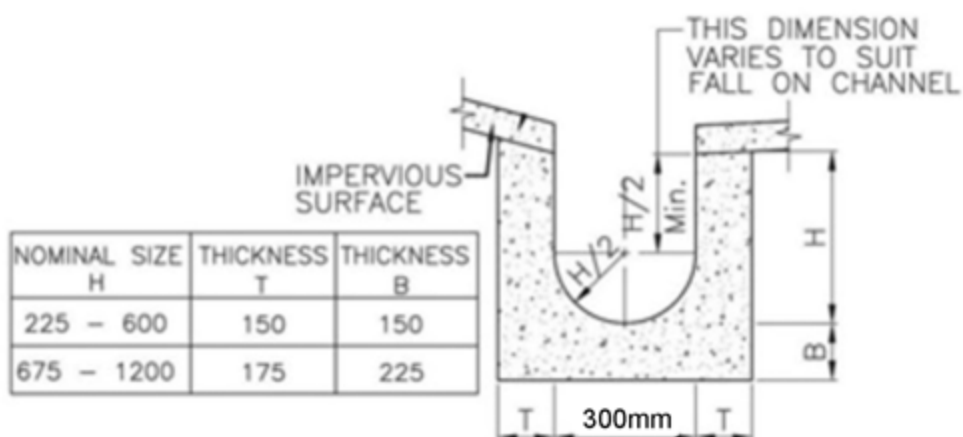
Figure 4

Remarks 備註:

- +11.2 Level (in mPD)
- Proposed catchpit
- Catchpit with sand trap
- ← Flow of surface runoff
- ▨ External catchment

Scale 比例:

1:1000



DETAILS OF U-CHANNEL
 (REFERENCE : FIG. 8.11 OF
 GEOTECHNICAL MANUAL FOR SLOPES)
 (N.T.S.)

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 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) & 1393 RP (Part) in D.D.375 and Adjoining Government Land, So Kwun Wat, Tuen Mun, N.T.

Drawing Title 圖目:

Details of Proposed Surface U-channel

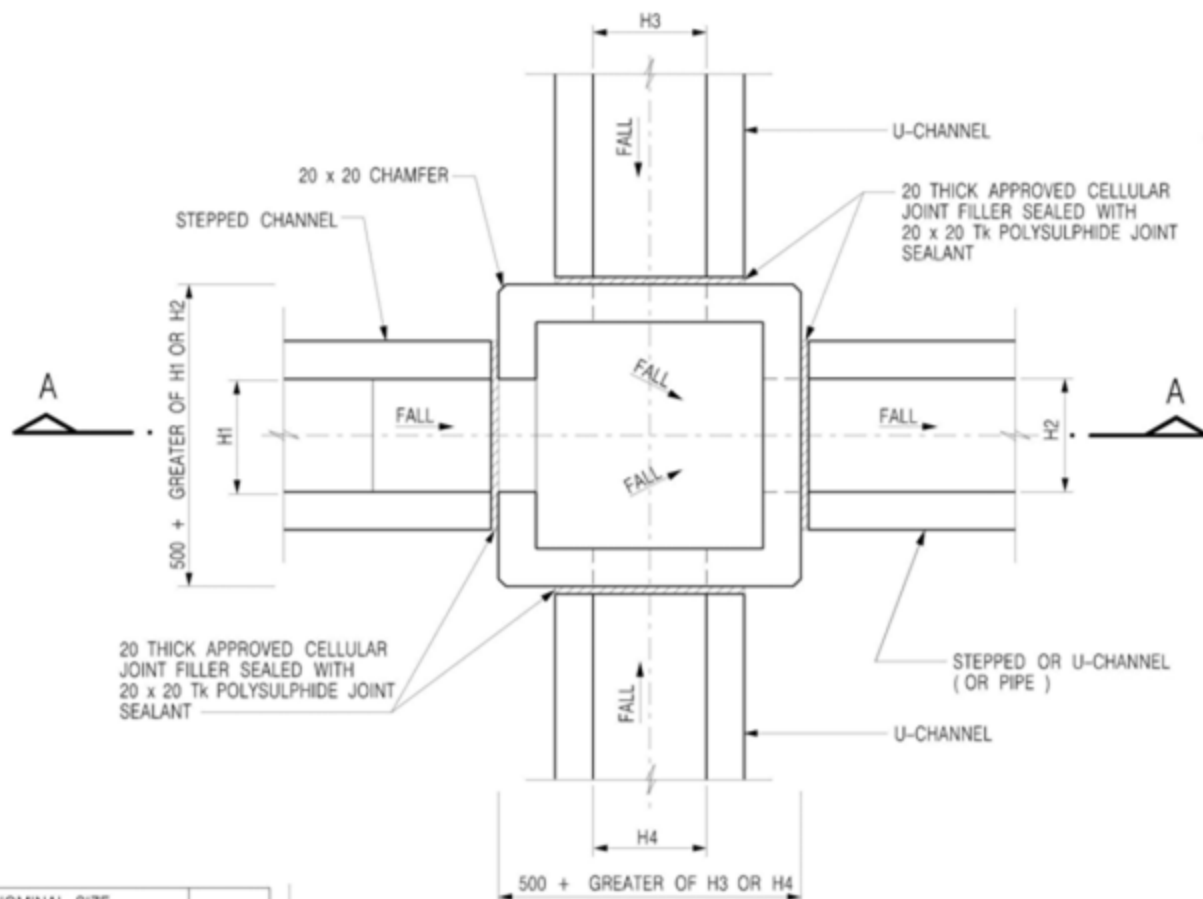
Drawing No. 圖號:

Figure 7

Remarks 備註:

Scale 比例:

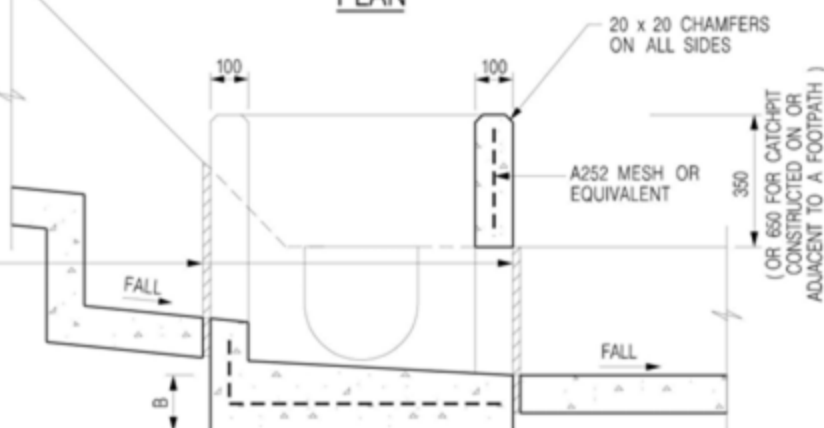
Not to scale



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

PLAN

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

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 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) & 1393 RP (Part) in D.D.375 and Adjoining Government Land, So Kwun Wat, Tuen Mun, N.T.

Drawing Title 圖目:

The Details of the Proposed Catchpit

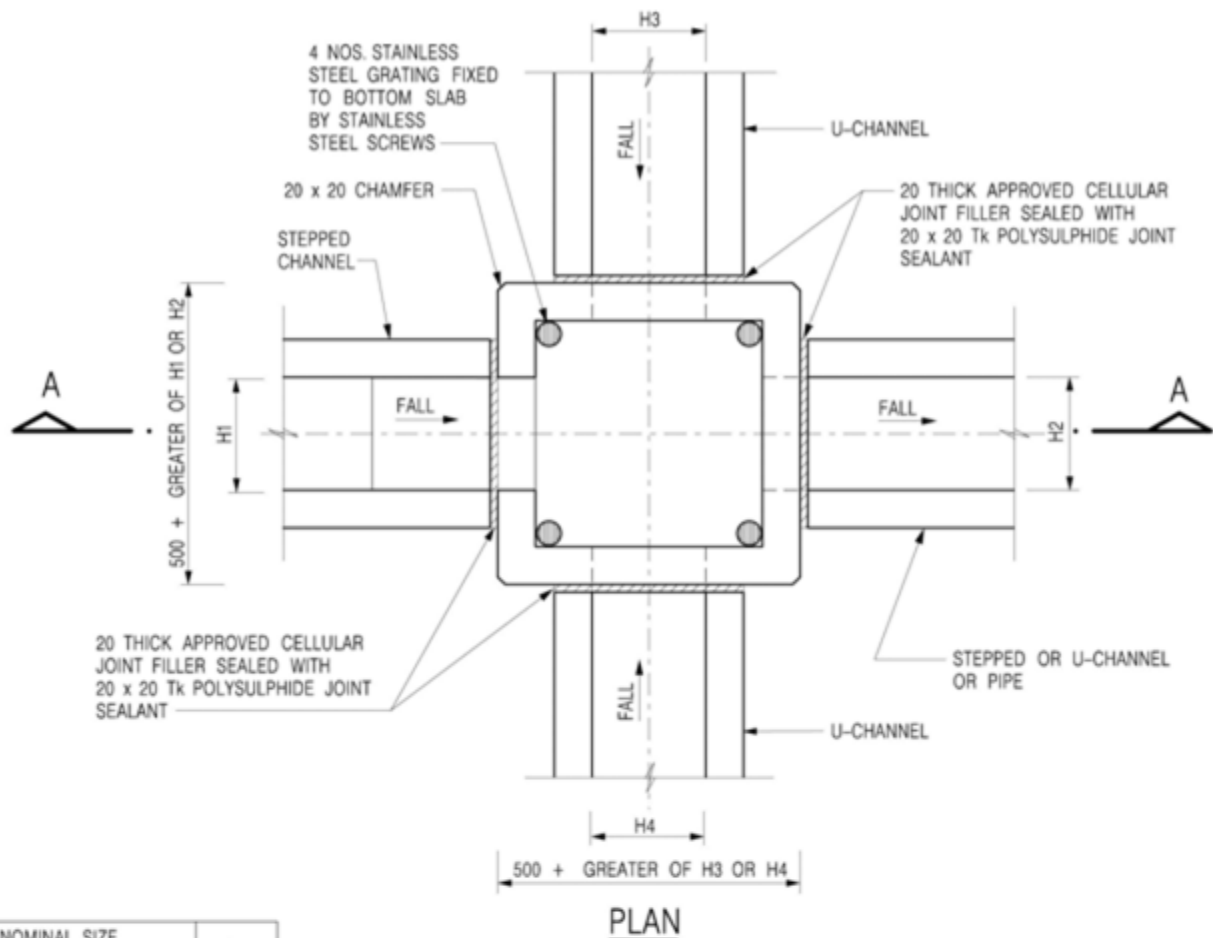
Remarks 備註:

Drawing No. 圖號:

Figure 8

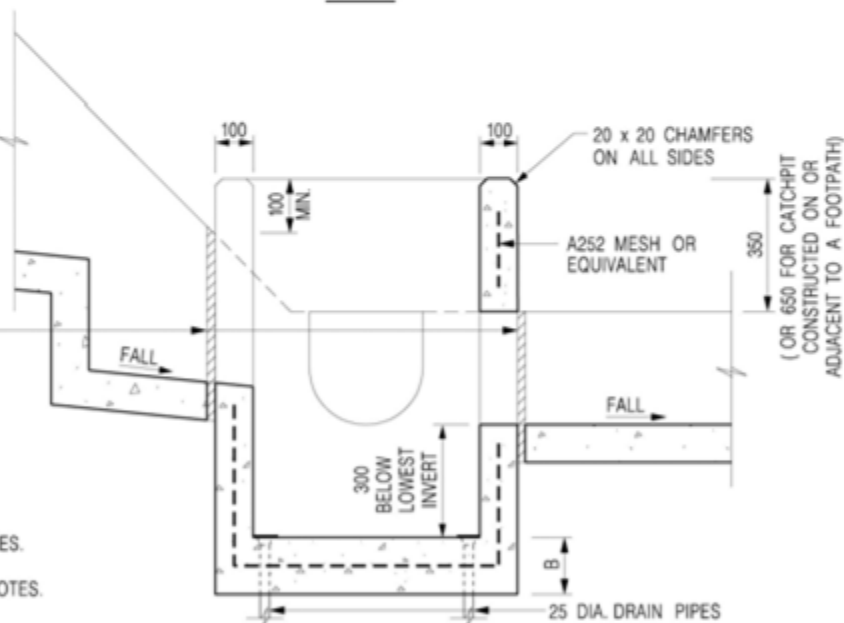
Scale 比例:

Not to scale



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

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



NOTES:

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

SECTION A - A

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 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) & 1393 RP (Part) in D.D.375 and Adjoining Government Land, So Kwun Wat, Tuen Mun, N.T.

Drawing Title 圖名:

The Details of Catchpit with Desilting Function

Drawing No. 圖號:

Figure 9

Remarks 備註:

Scale 比例:

Not to scale

Date: 20 July 2023

TPB Ref.: A/TM-SKW/121

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 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) & 1393 RP (Part) in D.D.375 and Adjoining Government Land, So Kwun Wat, Tuen Mun, N.T.

Our response to the further comments of the CE/MN, DSD is as follows:

CE/MN, DSD's comments	Applicant's response
Please state the size of the catchment to substantiate the proposed drainage works in the drainage proposal.	Noted. The size of the catchment is shown in para 1.2.1 point (i). We are glad to attach the drainage proposal in the attachment for your easy reference.
It is noted that the stormwater drainage is proposed to be conveyed to a catchpit and then to an existing 375mm surface U-channel both located outside the subject lot. The existing drainage systems to which the proposed drainage connection is to be made is not maintained by this Department. Consent from the concerned departments/maintenance parties/owners should be obtained for the proposed connection to their drainage system.	Noted. The applicant will obtain the consent from the concerned departments/maintenance parties/owners before making the connection to the said drainage systems.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED]
[REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

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

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years & Excavation of Land at Lots 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) & 1393 RP (Part) in D.D.375 and Adjoining Government Land, 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 494m².
- 1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by vacant land except that a residential dwelling is found to the west 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 northwest to southeast from about +11.2mPD to +10.8mPD.

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 south. 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 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 catchment 1 and 2 are approximately 423m² and 494m² respectively;
- ii. For conservative reason, it is assumed that the value of run-off co-efficient (k) is taken as 0.7 for conservative reason.

Catchment 1

$$\text{Difference in Land Datum} = 31.3\text{m} - 10.8\text{m} = 20.5\text{m}$$

$$L = 60\text{m}$$

$$\therefore \text{Average fall} = 20.5\text{m in } 60\text{m} \text{ or } 1\text{m in } 2.93\text{m}$$

Catchment 2

$$\text{Difference in Land Datum} = 11.2\text{m} - 10.8\text{m} = 0.4\text{m}$$

$$L = 35\text{m}$$

$$\therefore \text{Average fall} = 0.4\text{m in } 35\text{m} \text{ or } 1\text{m in } 87.5\text{m}$$

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

Catchment 1

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

$$t_c = 0.14465 [60 / (34.17^{0.2} \times 423^{0.1})]$$

$$t_c = 2.34 \text{ minutes}$$

Catchment 2

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

$$t_c = 0.14465 [35 / (1.14^{0.2} \times 494^{0.1})]$$

$$t_c = 2.65 \text{ minutes}$$

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 320 mm/hr and 315 mm/hr for catchment 1 and 2 respectively:

Catchment 1

$$\text{By Rational Method, } Q_1 = 0.7 \times 320 \times 423 / 3,600$$

$$\therefore Q_1 = 26.32 \text{ l/s} = 1,579.2 \text{ l/min} = 0.026\text{m}^3/\text{s}$$

Catchment 2

By Rational Method,

$$Q_1 = 0.7 \times 315 \times 494 / 3,600$$
$$\therefore Q_1 = 30.25 \text{ l/s} = 1,815.45 \text{ l/min} = 0.03\text{m}^3/\text{s}$$

For conservative reason, the estimated peak runoff equals to the sum of the peak runoff of 2 catchments = 1,579.2 l/min + 1,815.45 l/min = 3,394.65 l/min

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:115 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**). An existing underground 300mm diameter pipe is available to connect to the existing 375mm open drain to the south of the application site and this open drain connecting to public drain to the east.
- 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 375mm open drain to the south 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 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. 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) 100mm gap will be provided at the toe of the site hoarding to allow unobstructed flow of surface runoff.

Date: 10 October 2023

TPB Ref.: A/TM-SKW/121

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 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) & 1393 RP (Part) in D.D.375 and Adjoining Government Land, So Kwun Wat, Tuen Mun, N.T.

Our response to the further comments of the CE/MN, DSD is as follows:

CE/MN, DSD's comments	Applicant's response
(i) Referring to figure 4, the size of existing underground pipe which is 375mm, is inconsistent with that as stated in para. 1.3.1 of Drainage proposal (i.e. 300mm). Please clarify.	Para. 1.3.1 has been updated. The applicant now proposes to connect with the existing 375mm surface channel connecting to the proposed terminal catchpit at the subject site in order to connect to the public drain as shown in the updated drainage plan. Para.1.3.1 should be read as below: 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 375mm surface channel is available to connect to the proposed terminal catchpit at the subject site in order to connect to public drain to the east.

(ii) The chart of Rapid Design of Channels is missing in the Drainage proposal.	Noted and please refer to the attachment.
(iii) There is no formal record of existing 375mm underground pipe and 375mm u-channels to which the proposed u-channels to be connected. The applicant is required to provide evidence to demonstrate its presence and to indicate its full alignment up to a well established streamcourse/ public drainage system.	Noted. The applicant now proposes to connect to the existing 375mm surface channel connecting the proposed terminal catchpit at the subject site. The existing 375mm surface channel connects to the public drain as shown in the proposed drainage plan in the attachment. Photos are attached below to show the presence of the existing 375mm surface U-channel.
(iv) The hydraulic calculation to demonstrate the existing drains are capable for taking the discharge from the site is missing.	The existing 375mm surface channel connecting the terminal catchpit of the subject site is solely provided to dissipate the stormwater intercepted at the subject site. As such, it would be capable for dissipating the stormwater intercepted at the subject site.

Our response to the further comments of the AMO is as follows:

AMO's comments	Applicant's response
Having reviewed the application, please provide further works details, including but not limited to the scope and depth of excavation required for the construction of the Hobby farm and its structures, for the further assessment of the Antiques and Monuments Office.	The proposed structures would be assembled on site and it would be one storey and 3.5m in height. No foundation and no excavation are required. In order to meet the requirement of the Drainage Services Department, a 300mm surface U-channel is proposed along the site periphery to intercept the stormwater generated at the subject site.

As requested by Tuen Mun and Yuen Long Wet District Planning Office, a legible plan showing the extent of excavation is submitted herewith.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED]
[REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

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

Photo 1 showing the existing 375mm surface U-channel

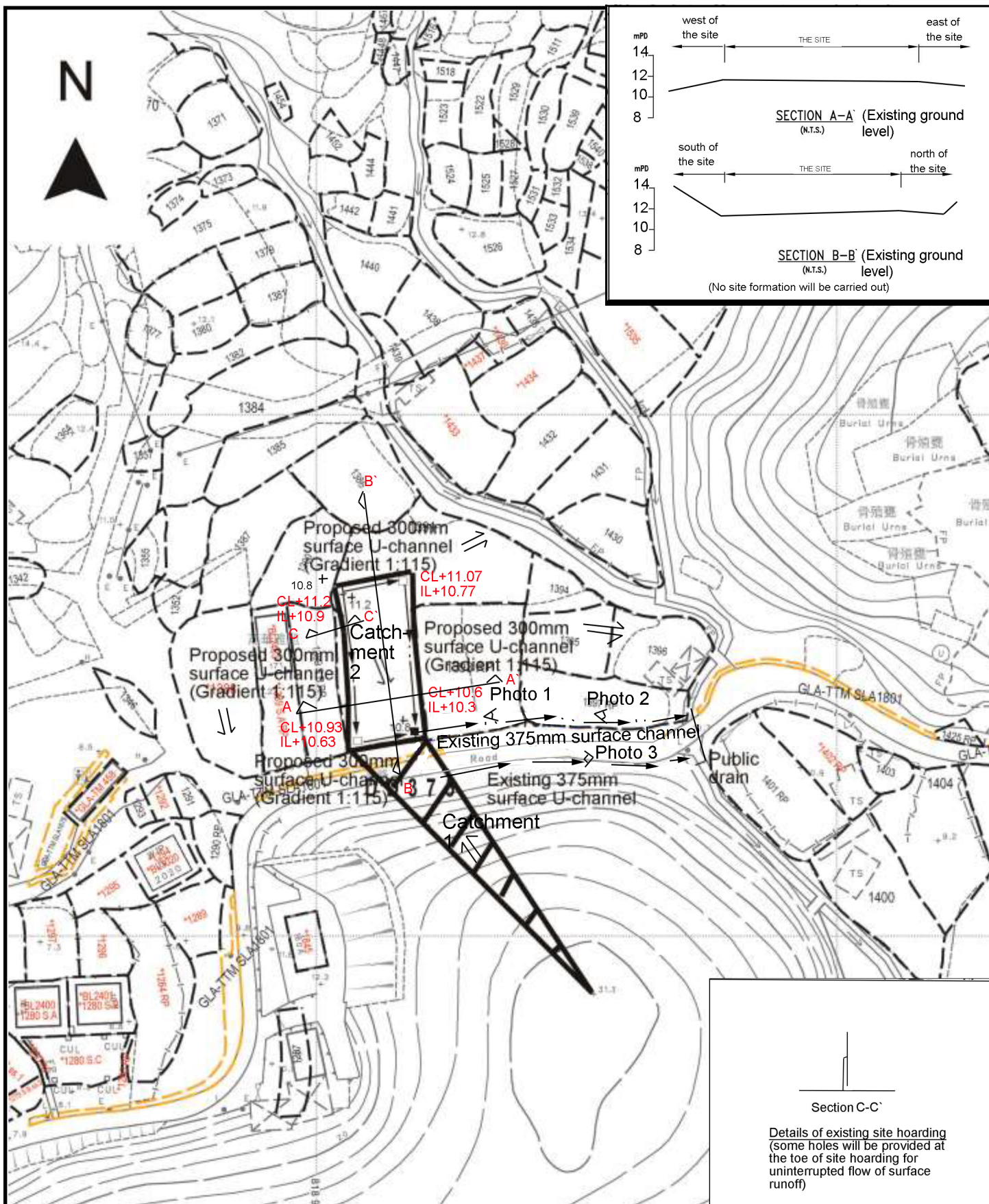


Photo 2 showing the existing 375mm surface U-channel



Photo 3 Existing 375mm surface U-channel along the slope





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 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) & 1393 RP (Part) in D.D.375 and Adjoining Government Land, So Kwun Wat, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

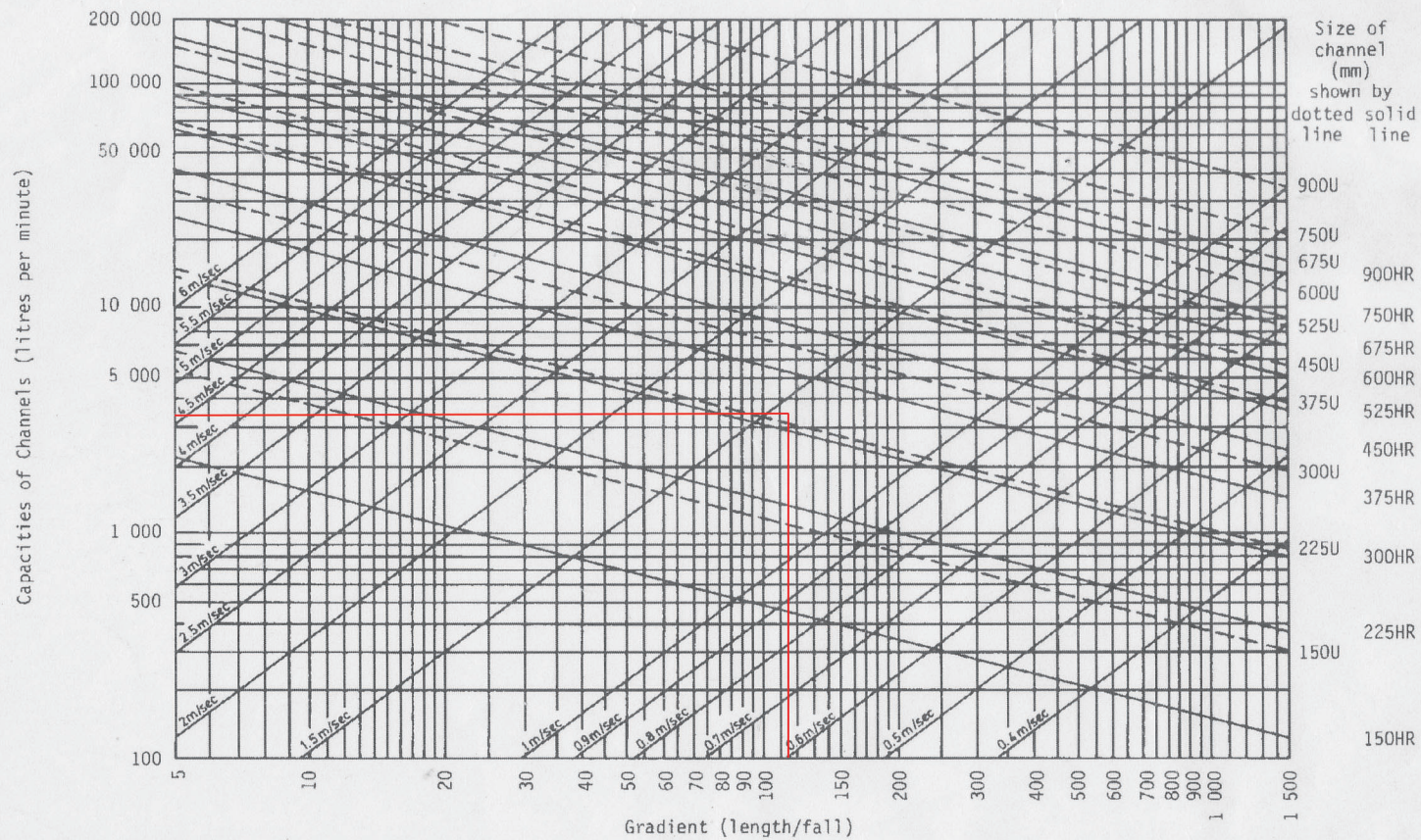
Figure 4

Remarks 備註:

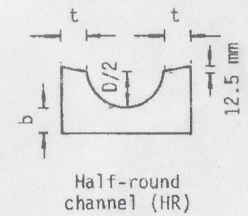
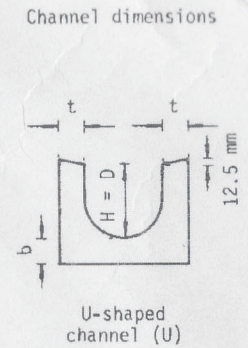
- +11.2 Level (in mPD)
- Proposed catchpit
- Catchpit with sand trap
- ⇐ Flow of surface runoff
- ▨ External catchment

Scale 比例:

1:1000



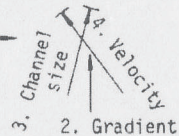
Size of channel (mm) shown by dotted solid line line



DESIGN METHOD USING CHART

(a) Normal channel Solution

1. Runoff

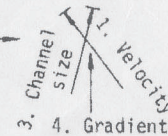


Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (<4 m/sec. ∴OK)

(b) Stepped channel Solution

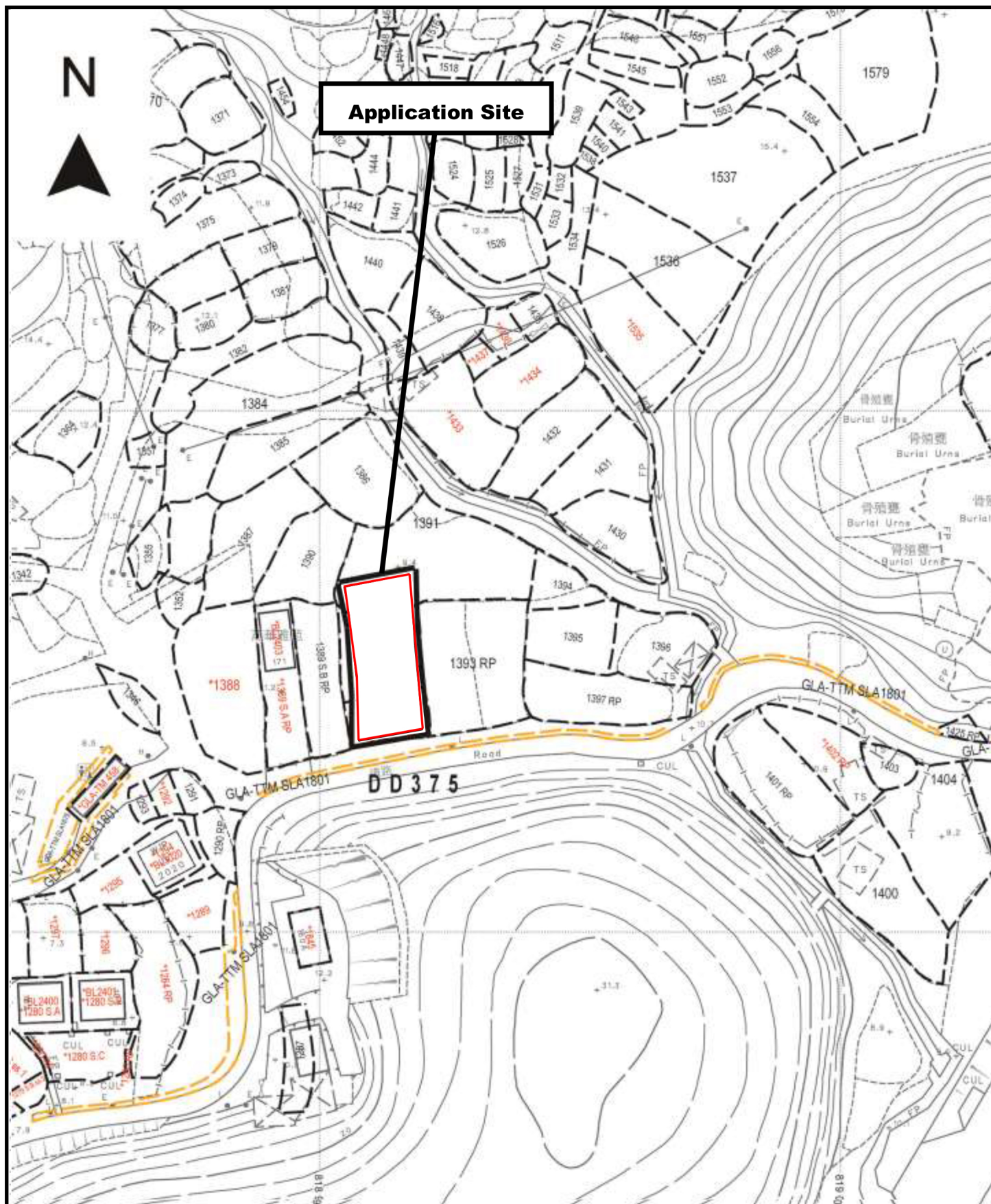
2. Runoff



Example :

1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

Figure 8.7 - Chart for the Rapid Design of Channels



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 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) & 1393 RP (Part) in D.D.375 and Adjoining Government Land, So Kwun Wat, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Excavation Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

— Proposed excavation of 300mm surface U-channel

Scale 比例:

1:1000

Date: 1 November 2023

TPB Ref.: A/TM-SKW/121

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 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) & 1393 RP (Part) in D.D.375 and Adjoining Government Land, So Kwun Wat, Tuen Mun, N.T.

Our response to the further comments of the CE/MN, DSD is as follows. The para 1.3.1 has been updated in the updated report in the attachment.

CE/MN, DSD's comments	Applicant's response
(i) Referring to figure 4, the size of existing underground pipe which is 375mm, is inconsistent with that as stated in para. 1.3.1 of Drainage proposal (i.e. 300mm). Please clarify.	Para. 1.3.1 has been updated. The applicant now proposes to connect with the existing 375mm surface channel connecting to the proposed terminal catchpit at the subject site in order to connect to the public drain as shown in the updated drainage plan. Para.1.3.1 should be read as below: 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 375mm surface channel is available to connect to the proposed terminal catchpit at the subject site in order to connect to public drain to the

	east.
(ii) The chart of Rapid Design of Channels is missing in the Drainage proposal.	Noted and please refer to the attachment.
(iii) There is no formal record of existing 375mm underground pipe and 375mm u-channels to which the proposed u-channels to be connected. The applicant is required to provide evidence to demonstrate its presence and to indicate its full alignment up to a well established streamcourse/public drainage system.	Noted. The applicant now proposes to connect to the existing 375mm surface channel connecting the proposed terminal catchpit at the subject site. The existing 375mm surface channel connects to the public drain as shown in the proposed drainage plan in the attachment. Photos are attached below to show the presence of the existing 375mm surface U-channel.
(iv) The hydraulic calculation to demonstrate the existing drains are capable for taking the discharge from the site is missing.	The existing 375mm surface channel connecting the terminal catchpit of the subject site is solely provided to dissipate the stormwater intercepted at the subject site. As such, it would be capable for dissipating the stormwater intercepted at the subject site.

Our response to the further comments of the AMO is as follows:

AMO's comments	Applicant's response
Having reviewed the application, please provide further works details, including but not limited to the scope and depth of excavation required for the construction of the Hobby farm and its structures, for the further assessment of the Antiques and Monuments Office.	The proposed structures would be assembled on site and it would be one storey and 3.5m in height. No foundation and no excavation are required. In order to meet the requirement of the Drainage Services Department, a 300mm surface U-channel is proposed along the site periphery to intercept the stormwater generated at the subject site.

As requested by Tuen Mun and Yuen Long Wet District Planning Office, a legible plan showing the extent of excavation is submitted herewith.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED]
[REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

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

Photo 1 showing the existing 375mm surface U-channel

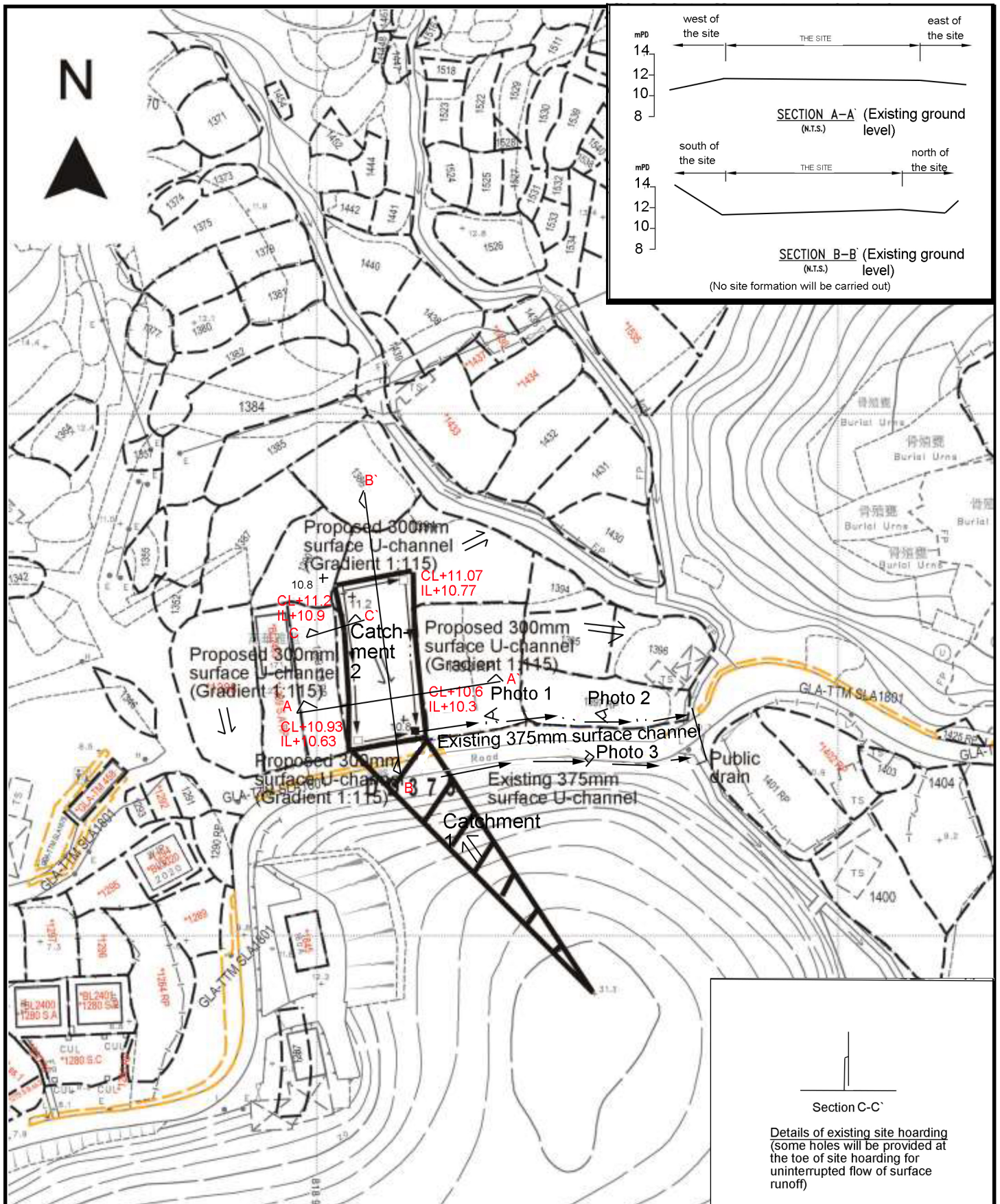


Photo 2 showing the existing 375mm surface U-channel



Photo 3 Existing 375mm surface U-channel along the slope





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 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) & 1393 RP (Part) in D.D.375 and Adjoining Government Land, So Kwun Wat, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

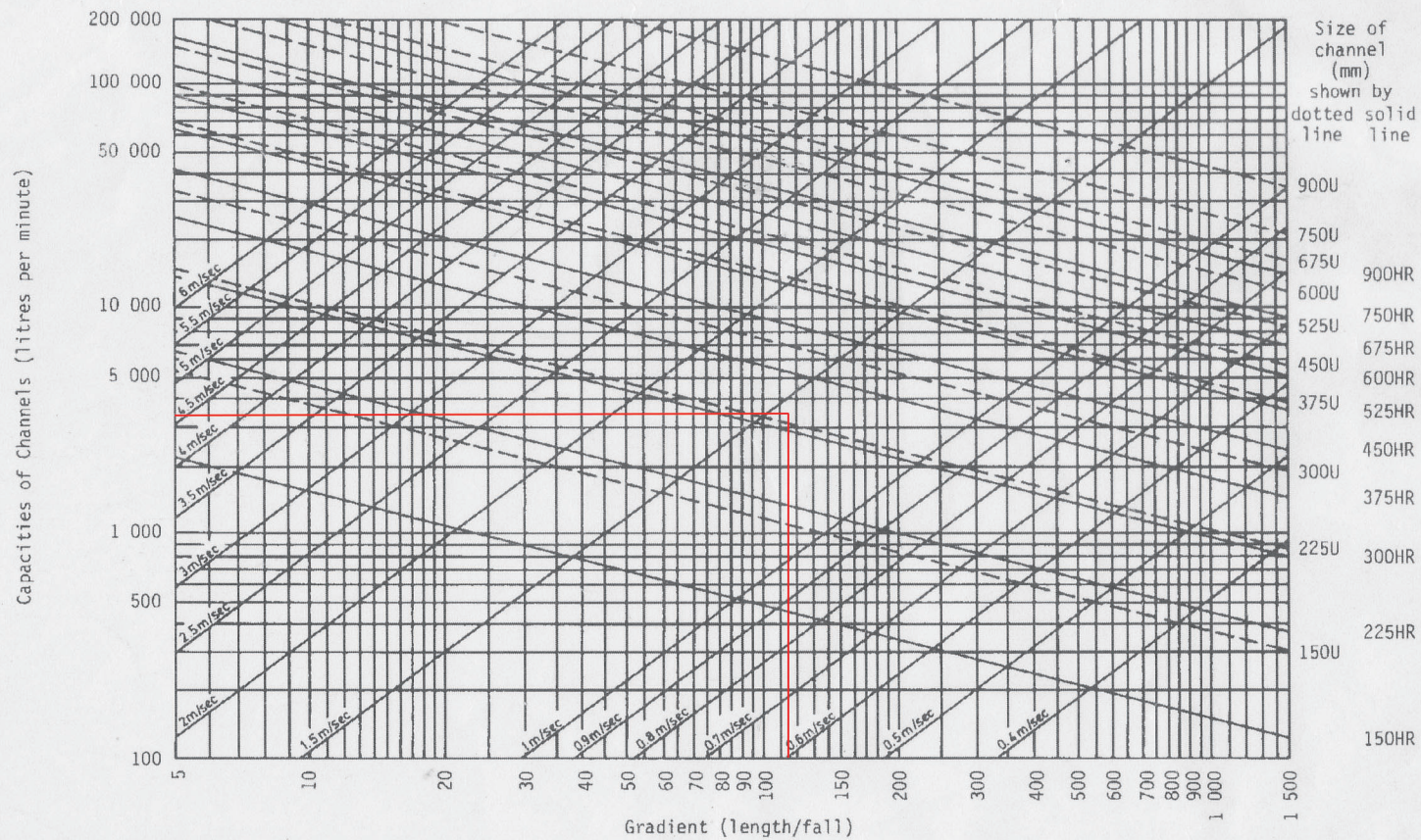
Figure 4

Remarks 備註:

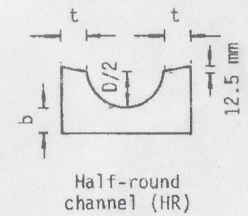
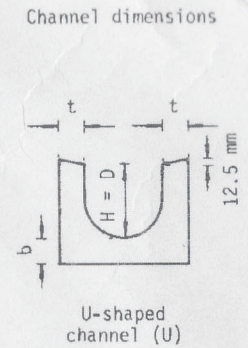
- +11.2 Level (in mPD)
- Proposed catchpit
- Catchpit with sand trap
- ⇐ Flow of surface runoff
- ▨ External catchment

Scale 比例:

1:1000



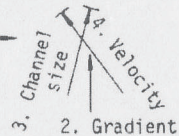
Size of channel (mm) shown by dotted solid line line



DESIGN METHOD USING CHART

(a) Normal channel Solution

1. Runoff



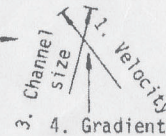
2. Gradient

Example :

1. Enter Runoff = 4 000 litre/min.
2. Enter Gradient = 1 in 40
3. Read channel required = 225 U or 300HR
4. Read velocity = 2.2 m/sec. (<4 m/sec. ∴OK)

(b) Stepped channel Solution

2. Runoff



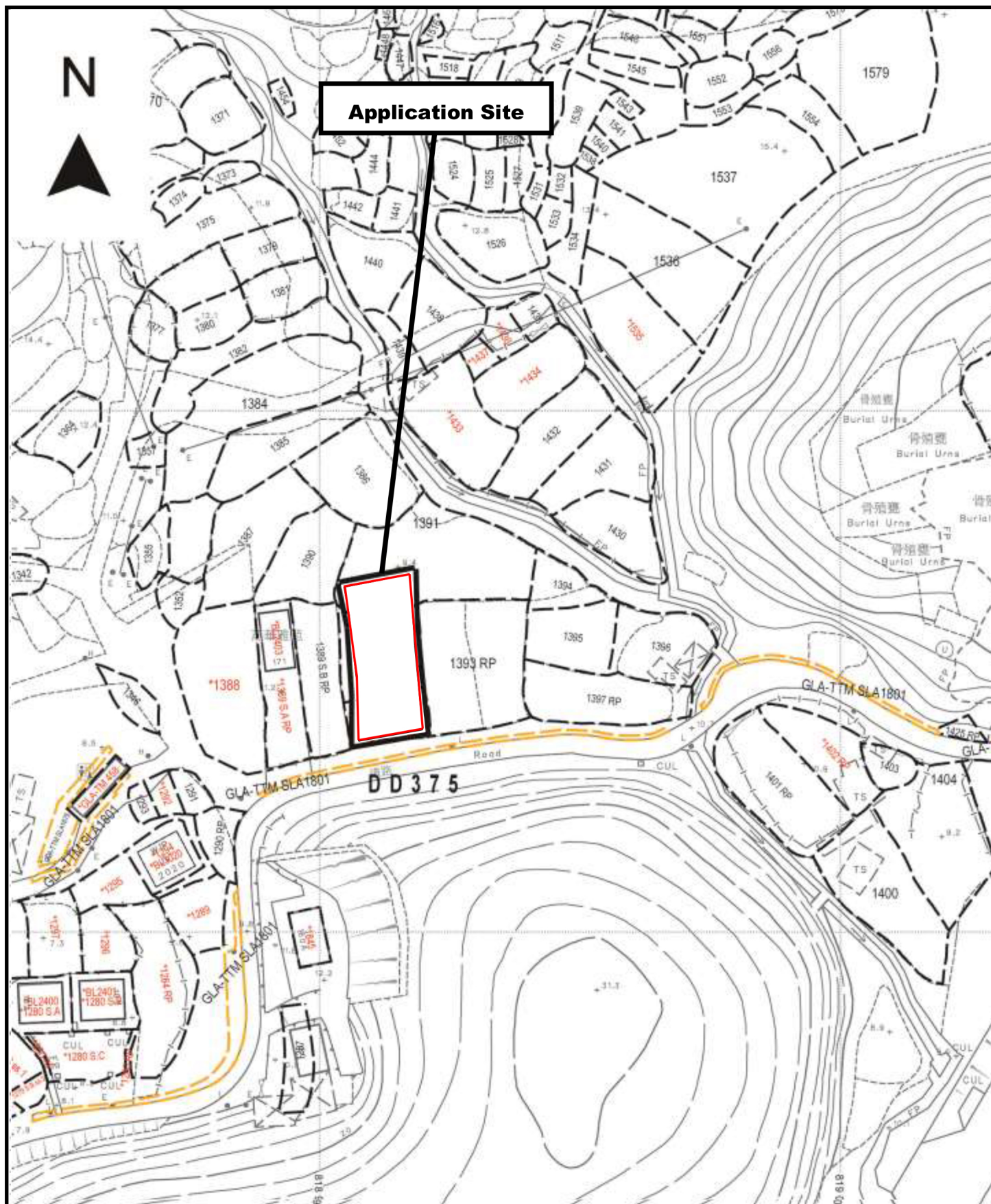
3. Channel size

4. Gradient

Example :

1. Enter Velocity = 5 m/sec.
2. Enter Runoff = 20 000 litre/min.
3. Read required channel size = 300U
4. Read required gradient = 1 in 14

Figure 8.7 - Chart for the Rapid Design of Channels



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 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) & 1393 RP (Part) in D.D.375 and Adjoining Government Land, So Kwun Wat, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Excavation Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

— Proposed excavation of 300mm surface U-channel

Scale 比例:

1:1000

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years & Excavation of Land at Lots 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) & 1393 RP (Part) in D.D.375 and Adjoining Government Land, 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 494m².
- 1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by vacant land except that a residential dwelling is found to the west 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 northwest to southeast from about +11.2mPD to +10.8mPD.

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 south. 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 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 catchment 1 and 2 are approximately 423m² and 494m² respectively;
- ii. For conservative reason, it is assumed that the value of run-off co-efficient (k) is taken as 0.7 for conservative reason.

Catchment 1

$$\text{Difference in Land Datum} = 31.3\text{m} - 10.8\text{m} = 20.5\text{m}$$

$$L = 60\text{m}$$

$$\therefore \text{Average fall} = 20.5\text{m in } 60\text{m} \text{ or } 1\text{m in } 2.93\text{m}$$

Catchment 2

$$\text{Difference in Land Datum} = 11.2\text{m} - 10.8\text{m} = 0.4\text{m}$$

$$L = 35\text{m}$$

$$\therefore \text{Average fall} = 0.4\text{m in } 35\text{m} \text{ or } 1\text{m in } 87.5\text{m}$$

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

Catchment 1

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

$$t_c = 0.14465 [60 / (34.17^{0.2} \times 423^{0.1})]$$

$$t_c = 2.34 \text{ minutes}$$

Catchment 2

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

$$t_c = 0.14465 [35 / (1.14^{0.2} \times 494^{0.1})]$$

$$t_c = 2.65 \text{ minutes}$$

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 320 mm/hr and 315 mm/hr for catchment 1 and 2 respectively:

Catchment 1

$$\text{By Rational Method, } Q_1 = 0.7 \times 320 \times 423 / 3,600$$

$$\therefore Q_1 = 26.32 \text{ l/s} = 1,579.2 \text{ l/min} = 0.026\text{m}^3/\text{s}$$

Catchment 2

By Rational Method,

$$Q_1 = 0.7 \times 315 \times 494 / 3,600$$
$$\therefore Q_1 = 30.25 \text{ l/s} = 1,815.45 \text{ l/min} = 0.03\text{m}^3/\text{s}$$

For conservative reason, the estimated peak runoff equals to the sum of the peak runoff of 2 catchments = 1,579.2 l/min + 1,815.45 l/min = 3,394.65 l/min

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:115 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**). An existing 375mm surface channel is available to connect to the proposed terminal catchpit at the subject site in order to connect to public drain to the east.
- 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 375mm open drain to the south 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 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. 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) 100mm gap will be provided at the toe of the site hoarding to allow unobstructed flow of surface runoff.

Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB-PG No. 10)

The relevant assessment criteria are as follows:

- (a) There is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas.
- (c) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (d) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- (e) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (f) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (g) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.

Previous s.16 Applications covering the Application Site

Rejected Applications

Application No.	Proposed/ Applied Use(s)/Development(s)	Zoning(s)	Date of Consideration	Rejection Reasons
A/TM-SKW/87 ^(a)	Proposed House (New Territories Exempted House - Small House)	“Green Belt” (“GB”)	8.8.2014	1,2,3,4
A/TM-SKW/88 ^(b)	Proposed House (New Territories Exempted House - Small House)	“GB”	8.8.2014	1,2,3,4
A/TM-SKW/91 ^(a)	Proposed House (New Territories Exempted House - Small House)	“GB”	10.4.2015 (on review)	1,2,3,4
A/TM-SKW/92 ^(b)	Proposed House (New Territories Exempted House - Small House)	“GB”	10.4.2015 (on review)	1,2,3,4

(a) Only involve Lot 1392 S.A in D.D. 375

(b) Only involve Lot 1392 S.B in D.D. 375

Rejection Reasons:

1. Not in line with the planning intentions of the “GB” zone.
2. Not in line with the Town Planning Board Guideline for “Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance”.
3. Does not comply with the “Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in the New Territories” as land is still available within the “V” zone of So Kwun Wat Tsuen.
4. Undesirable precedent.

Similar s.16 Application involving the Same “GB” Zone

Approved Application

Application No.	Proposed/ Applied Use(s)/Development(s)	Zoning(s)	Date of Consideration
A/TM-SKW/113	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and associated Excavation of Land	“GB” (95.4%) “Village Type Development” (4.6%)	4.3.2022

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD):

- (a) No adverse comment on the application.
- (b) No approval has been given for erection of the existing nor the proposed structures on the Site under the Block Government Lease; no guarantee that any right-of-way to the Site will be given; and no permission is given for occupation of Government Land (GL) (about 5m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed.

2. Nature Conservation and Agriculture

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

No comment on the application from nature conservation and agricultural perspectives.

3. Traffic

Comments of the Commissioner for Transport (C for T):

No adverse comment on the application from traffic engineering point of view.

4. Landscaping

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) The Site is located in an area of miscellaneous rural fringe landscape character predominated by woodland and village houses as observed from the aerial photo in 2022. The proposed use is considered not incompatible with the landscape character due to its fringe location of the adjacent village setting.
- (b) Noted from the aerial photo and application form that the Site is currently "*covered by soil and grass*" and occupied by temporary structures, no significant landscape resource is observed within the Site. Since "*no tree felling*" is required for the applied use and "*would not adversely affect any trees*" as mentioned in the application form, significant landscape impact arising from the proposed use is not anticipated.

5. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) No objection to the application. The use of any audio amplification system should be

avoid to minimise the potential noise nuisance on the surrounding area.

- (b) The applicant should be reminded to comply with relevant environmental protection/pollution control ordinance.

6. Drainage

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

- (a) No adverse comment on the application from public drainage maintenance point of view
- (b) Should the Town Planning Board (the Board) consider the application be acceptable, conditions should be stipulated requiring the applicant to implement and maintain the proposed drainage facilities to the satisfaction of his department.

7. Fire Safety

Comments of the Director of Fire Services (D of FS):

No objection in principle to the proposal subject to fire service installations being provided to his satisfaction.

8. Archaeological and Heritage Conservation

Comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office, (ES(AM), AMO):

No objection in principle to the application from the archaeological and heritage conservation perspective in view of the location and scope of the proposed works, applicant's submission and previous archaeological findings in the surrounding areas.

9. District Officer's Comments

Comments of the District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD):

His office has not received any comment on the application.

10. Other Departments' Comments

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

- (a) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (b) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);

- (c) Director of Electrical and Mechanical Services (DEMS);
- (d) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (e) Project Manager (West), West Development Office, Civil Engineering and Development Department (PM(W), CEDD);
- (f) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD); and
- (g) Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed development with concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) The Lots are Old Schedule Agricultural Lots held under the Block Government Lease (“BGL”) which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) should planning approval be given to the application, the lot owner(s) will need to apply to his office for a short term waiver to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. The applicant will also need to apply a formal approval prior to the actual occupation of the adjoining Governmental Land (GL) within the Site. Application(s) for any of the above will be considered by LandsD acting in the capacity as the landlord at its sole discretion and there is no guarantee that such application(s) will be approved. If such applications are approved, they will be subject to such terms and conditions, including among others the payment of rent and/or fee, as may be imposed by LandsD;
 - (iii) his office reserves the right to take lease enforcement actions as considered appropriate against any unauthorized erection/extensions/alternations of the structures erected or to be erected within the Lots or any unauthorized occupation of GL at any time irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structure or structures be found erected without prior approval given by his office or be in breach of the approvals given; and
 - (iv) in case any excavation of GL is required, the applicant would be required to apply for an excavation permit from his office before the commencement of any excavation works;
- (c) to note the comments of the Commissioner for Transport (C for T) that:

the Site is connected to the public road (So Kwun Wat Road) via So Kwun Wat Tsuen Road and unnamed local road, which are both not managed by her department. The land status of So Kwun Wat Tsuen Road and unnamed local road should be checked with LandsD. Moreover, the management and maintenance responsibilities of that 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 (DEP) that:
 - (i) to follow the relevant mitigation measures and requirements in the revised “*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*” to minimise any potential environmental nuisance;
 - (ii) avoid the use of public announcement system or any form of audio amplification system on the Site to minimise the potential noise nuisance on the surrounding area;
 - (iii) to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and

soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of the Environmental Protection Department's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person; and

(iv) to meet the statutory requirements under relevant pollution control ordinances;

(e) to note the comments of the Director of Fire Services (D of FS) that:

In consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the follow points:

(i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and

(ii) the location of proposed FSIs to be installed should be clearly marked on the layout plans.

However, the applicant is reminded that if the proposed structures are required to comply with the Building Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(f) to note the comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office, (ES(AM), AMO) that:

the applicant is required to inform AMO immediately when any antiquities or supposed antiquities are discovered in the course of works; and

(g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

(i) if any existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorised under the BO and should not be designed for any approved use under this application;

(ii) before any new building works are to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;

(iii) for UBW erected on the leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's 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 BO;

(iv) in connection with (ii) above, 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;

(v) if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;

- (vi) if the proposed use under application is subject to issue of a licence, please be reminded that any existing structures on the 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; and
- (vii) details comments under BO to be provided during building plans submission.

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

參考編號

Reference Number:

230628-193926-57558

提交限期

Deadline for submission:

11/07/2023

提交日期及時間

Date and time of submission:

28/06/2023 19:39:26

有關的規劃申請編號

The application no. to which the comment relates:

A/TM-SKW/121

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 陳

意見詳情

Details of the Comment :

前往該申請地點必須經由一條單程路（有對頭車），而該路是掃管笏程屋村村民及陳屋村村民回家的主要道路，因此本已有一定的交通流量。加上每逢假日前往「千島湖」的觀光人士多不勝數，駕駛人士增多導致交通擠塞。狹窄的單程路令該處爭路情況最為危險，不時出現驚險情況，使行人陷入於危機之中！

所以，考慮到現時道路配套未能應付未來車輛，本人反對該申請。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

230703-105214-15132

提交限期**Deadline for submission:**

11/07/2023

提交日期及時間**Date and time of submission:**

03/07/2023 10:52:14

有關的規劃申請編號**The application no. to which the comment relates:**

A/TM-SKW/121

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

小姐 Miss Jay

意見詳情**Details of the Comment :**

由於通往該申請地點是一條轉彎位單程路。不管是馬路還是行人路都非常狹窄。平時該單程路已有不少道路使用者，例如：陳屋村村民和程屋村村民、農夫、前往野戰場的遊人及千島湖的行山人士等，人車爭路的情況經常發生，尤其是假日前往千島湖觀光人數眾多，違例泊車造成交通阻塞，更會對其他道路使用者構成危險。因此，考慮到該申請會加重有關單程路的交通負荷及影響各道路使用者的安全，本人反對該申請。

3

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pul



KFBG's comments on five planning applications

11/07/2023 15:38

From:

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

File Ref:

4 attachments



230711 s16 KTN 925 & 928.pdf 230711 s16 SK 347.pdf 230711 s16 SKW 121.pdf 230711 s16 ST 646.pdf

Dear Sir/ Madam,

Attached please see our comments regarding FIVE applications. There are FOUR pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Also, PLEASE DO NOT DISCLOSE OUR EMAIL ADDRESS.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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

11th July 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a
Period of 3 Years and Excavation of Land
(A/TM-SKW/121)**

1. We refer to the captioned.
2. We urge the Board to liaise with relevant authorities for the existing status/ use of the site before considering this application. Also, we urge the Board to liaise with relevant authorities for whether the site is involved in any ongoing enforcement case; if yes, we urge the Board to consider whether it is appropriate to approve this application.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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A/TM-SKW/121 DD 375 So Kwun Wat GB

11/07/2023 02:14

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

A/TM-SKW/121

Lots 1391 (Part), 1392 S.A (Part), 1392 S.B, 1392 S.C, 1392 RP (Part) and 1393 RP (Part) in D.D. 375 and Adjoining Government Land, So Kwun Wat

Site Area: About 約 494sq.m Includes Government Land of about 5sq.m

Applied use: Hobby Farm / Excavation of Land

Dear TPB Members,

Strong Objections. The lots were previously rejected fro small house development.

The intention appears to be to fill in the site, note that the proposed buildings and parking are not close to each other.

Members should reject the supplication as not in line with the intention of GB.

Mary Mulvihill