

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.

Similar s.16 Application involving the Same “Green Belt” (“GB”) Zone

Approved Application

Application No.	Applied Use(s)/Development(s)	Zoning(s)	Date of Approval
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
A/TM-SKW/121	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Excavation of Land	“GB”	8.12.2023 [revoked on 8.12.2024]

Government Departments' General Comments

1. Traffic

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

No adverse comment on the application.

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

No adverse comment on the application.

2. Environment

Comments of the Director of Environmental Protection (DEP):

No objection to the application.

3. Landscaping

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

- the Site is situated in an area of miscellaneous rural fringe landscape character predominated by small houses and tree groups as observed on the aerial photo 2023. A site located to the immediate west of the Site within the same “GB” zone was subject to another planning application (No. A/TM-SKW/121) for the same use and was approved by the Town Planning Board (the Board) in 2023. The proposed use is considered not incompatible with the surrounding setting and landscape character of the area.
- noted that about 310m² of the site area are reserved for hobby farming, which is proposed for growing of Pak Choi and retaining the existing growing of *Musa paradisiaca* (香蕉). As the proposed use is considered not incompatible with the surrounding setting as well as landscape character, and a ‘Proposed Planting Plan’ detailing the planting arrangement was submitted, no adverse comment on the application.

4. Drainage

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

- no adverse comment on the application; and
- should the Board consider the application be acceptable, conditions should be stipulated requiring the applicant to submit a revised drainage proposal and to implement and maintain the proposed drainage facilities to the satisfaction of the Director of Drainage

Services or of the Town Planning Board.

5. 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.

6. Nature Conservation and Agriculture

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

The Site is already disturbed in nature and does not have any agricultural activity. His office has no comment on the application from nature conservation and agricultural perspectives.

7. Archaeological and Heritage Conservation

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

In view of the location, scope of the proposed works and previous archaeological findings in the surrounding area, she has no objection in principle to the application.

8. District Officer's Comments

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

His office has not received any comment from the locals on the application.

9. Other Departments' Comments

The following government departments have no comment on the application:

- Chief Engineer/Construction, Water Supplies Department; and
- Project Manager (West), Civil Engineering and Development Department.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed development with concerned owner(s) of the application site (the Site); and
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) 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 Government Land 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
 - (ii) the applicant is required to immediately rectify the lease breaches and his office reserves the right to take necessary lease enforcement against the breaches without further notice;
- (d) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the public road network via a section of local access road (So Kwun Wat Tsuen Road) which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the applicant is reminded to design and operate the septic tank and/or soak away system follows the requirements in Environmental Protection Department's Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department", including the percolation test, sufficient clearance distances from sensitive receivers and certification by Authorized Person; and
 - (ii) the applicant is reminded to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimise potential environmental nuisances on the surrounding areas;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of s.16 application by the Town Planning Board does not imply approval of tree works such as pruning, transplanting and/or felling under lease. The Applicant is reminded to approach relevant authority/government department(s) direct to obtain necessary approval on tree works, where appropriate;
- (g) to note the comments of the Chief Engineer/Mainland North of the Drainage Service Department (CE/MN, DSD) that:
 - (i) the proposed drainage connection to the surrounding/downstream area will run through

other private lot(s), and the existing drainage system to which the proposed drainage connection is to be made is not maintained by his department. The applicant shall demonstrate that the proposed drainage construction/improvement/modification works and the operation of the drainage can be practicably implemented on the Site;

- (ii) the applicant shall obtain consent from relevant departments/parties regarding the existing U-channel as it is not a facility owned by the Drainage Services Department;
 - (iii) no construction debris, silt and sediments, or cementitious materials will be discharged to or deposited inside the public drains or sewers from the Site and no blockage would be induced to the natural stream to increase flooding risk;
 - (iv) the applicant is reminded to maintain his drainage facilities/system properly and rectify them if they are found to be inadequate or ineffective during operation; and
 - (v) the applicant shall also be liable for and shall indemnify claims and demands arising out of any damage and/or nuisance caused by failure of his facilities/system;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) proposal are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (iii) the location of proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iv) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office, (ES(AM), AMO) that the proposed work falls within So Kwun Wat Site of Archaeological Interest. The applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works;
- (j) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans to find out whether there is any underground cable within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) 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 (UBWs). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (ii) 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;
 - (iii) 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;
 - (iv) if any existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorised under BO and should not be designated for any approved use under the application;
 - (v) for UBWs erected on leased land, including the existing structures at the Site, enforcement action may be taken by BA to effect their removal in accordance with BD's enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO;
 - (vi) if the proposed use under application is subject to issue of a license, the applicant should 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 will be provided during building plans submission; and
- (l) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) if the proposal involves any commercial activities, its state should not as to be a nuisance or injurious or dangerous to health and surrounding environment; and
 - (ii) the associated works and operations shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding. For any waste generated from the proposed operation, the applicant should handle on their own/at their expenses.

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

From: [REDACTED]
Sent: 2024-08-13 星期二 02:54:50
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/TM-SKW/127 DD 372 So Kwun Wat GB

A/TM-SKW/127

Lot 1393 RP in D.D.375, So Kwun Wat, Tuen Mun

Site area: About 500sq.m

Zoning: "Green Belt"

Applied use: Hobby Farm / 1 Vehicle Parking / **Excavation of Land**

Dear TPB Members,

Strong Objections. The site is 'GB' but no mention of how many trees and existing vegetation on the site to be removed. The lot is well within the GB.

Applicant states no filling of land but the plan shows that only 300sq.m to be used for farming. So 40% of the site will effectively be built over. That equates filling of land.

The application is clearly a Destroy to Build and should be rejected. The plan appears to be to extend whatever operation is being conducted at the adjoining site, approved for same use under 121 and for which CONDITIONS HAVE NOT BEEN FULFILLED.

Members should request aerial images to identify what is actually going on.

Mary Mulvihill

此文件在 2024 年 07 月 15 日 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 15 JUL 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2401603

4/7 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/127
	Date Received 收到日期	15 JUL 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Dog Child Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
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)	Lot 1393 RP 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 500 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 60 sq.m 平方米 <input 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/15
(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 (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
12.6.2024 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 3.7.2024 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 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	440sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	60sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	1
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	Not more than 60sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 60sq.m <input 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 room for farm tools and seeds, rain shelter and toilet (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	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Vehicular access leading from So Kwun Wat Tsuen Road</u>	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(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	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input 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 <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 25.2 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	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

	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)
.....	
.....	
.....	
.....	
.....	

(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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ _____ 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	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> 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 & 121 at the adjoining land.
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.
11. Except the proposed structure, parking space and manoeuvring space, all the remaining land will be reserved for hobby farm use. As such, around 60% (i.e. 300m²) 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) ☐ 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

4/7/2024

(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：
(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。
- 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	Lot 1393 RP in D.D.375, So Kwun Wat, Tuen Mun, N.T.
Site area 地盤面積	500 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/15
Zoning 地帶	'Green Belt' ('GB')
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 3 <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	60 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.12 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
Non-domestic 非住用	3.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
	1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	12 % <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 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 <hr/>		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 <hr/>		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	<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"/>
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	<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"/>
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
Lot 1393 RP 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 500m².
- 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 535m² and 500m² 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

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

$$L = 52\text{m}$$

$$\therefore \text{Average fall} = 20.5\text{m in } 52\text{m} \text{ or } 1\text{m in } 2.54\text{m}$$

Catchment 2

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

$$L = 30\text{m}$$

$$\therefore \text{Average fall} = 0.4\text{m in } 30\text{m} \text{ or } 1\text{m in } 75\text{m}$$

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

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

$$t_c = 0.14465 [52 / (39.42^{0.2} \times 535^{0.1})]$$

$$t_c = 1.92 \text{ minutes}$$

Catchment 2

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

$$t_c = 0.14465 [30 / (1.33^{0.2} \times 500^{0.1})]$$

$$t_c = 2.2 \text{ minutes}$$

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 330 mm/hr and 325 mm/hr for catchment 1 and 2 respectively:

Catchment 1

$$\text{By Rational Method, } Q_1 = 0.7 \times 330 \times 535 / 3,600$$

$$\therefore Q_1 = 34.33 \text{ l/s} = 2059.75 \text{ l/min} = 0.034\text{m}^3/\text{s}$$

Catchment 2

By Rational Method,

$$Q_1 = 0.7 \times 325 \times 500 / 3,600$$
$$\therefore Q_1 = 31.6 \text{ l/s} = 1,895.83 \text{ l/min} = 0.032 \text{ m}^3/\text{s}$$

For conservative reason, the estimated peak runoff equals to the sum of the peak runoff of 2 catchments = 2,059.75 l/min + 1,859.83 l/min = 3,955.58 l/min

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:105 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.

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:

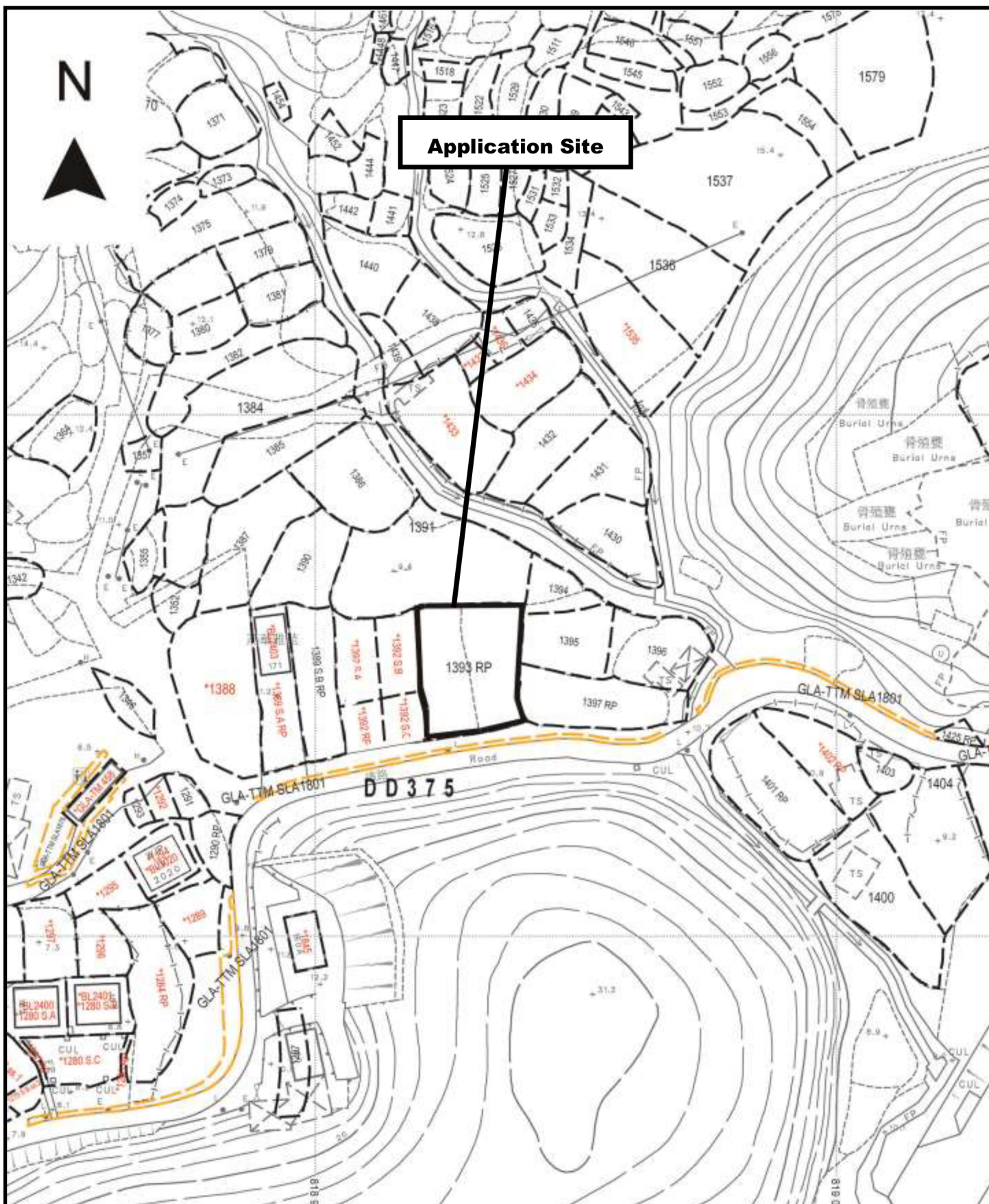
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.1	0.1	1	0

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:

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years & Excavation of Land at Lot 1393 RP in D.D.375, So Kwun Wat, Tuen Mun, N.T.

Drawing Title 圖目:

Application Site

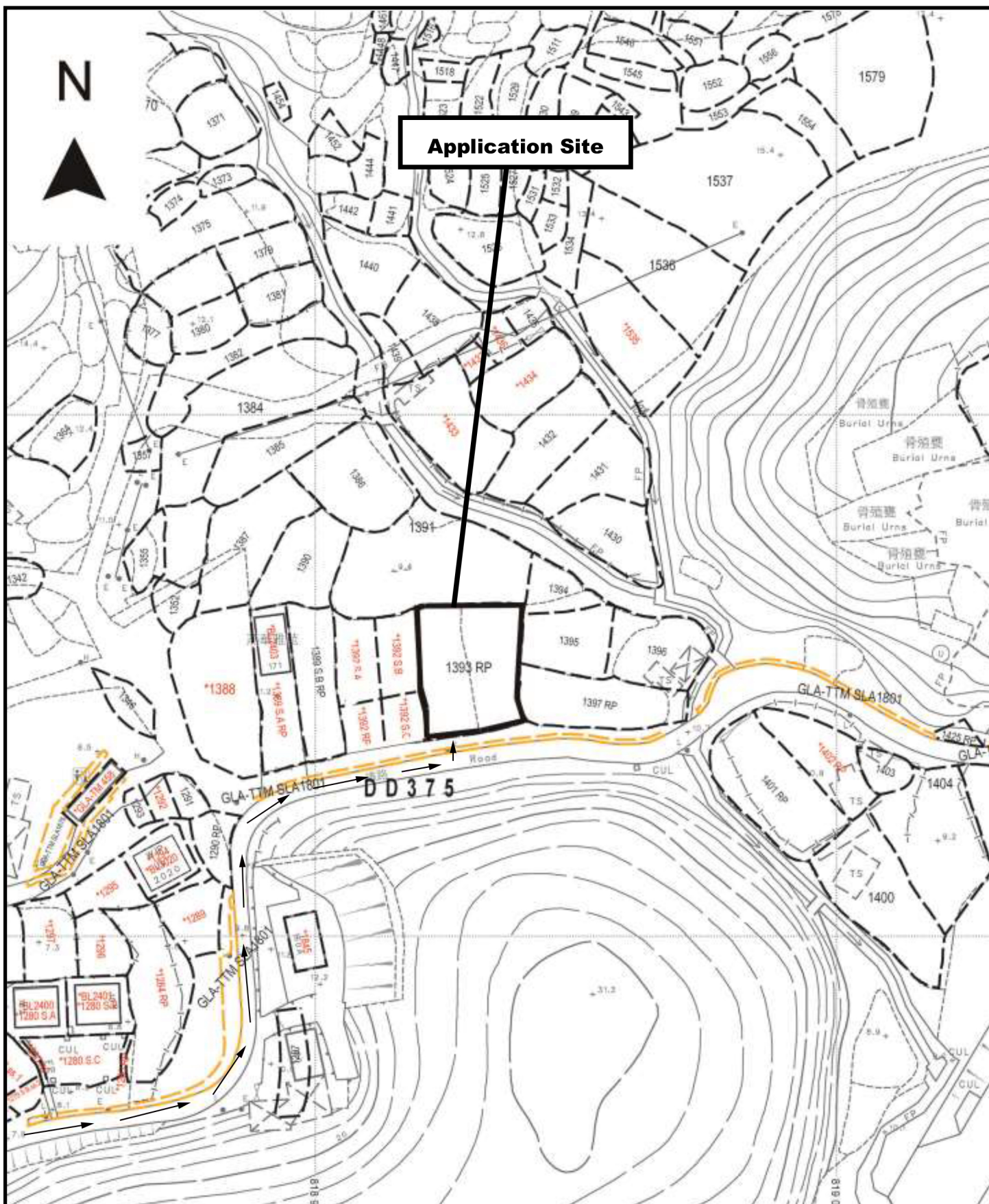
Remarks 備註:

Drawing No. 圖號:

Figure 1

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 Lot 1393 RP in D.D.375, So Kwun Wat, Tuen Mun, N.T.

Drawing Title 圖目:

Vehicular Access Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

→ Vehicular access leading from So Kwun Wat Tsuen Road

Scale 比例:

1:1000



1 parking space of
5m x 2.5m for
private car

Structure 1

Storage room for farm tools and seeds,
Rain shelter with toilets
GFA: Not exceeding 60m²
Height: Not exceeding 3.5m
No. of storey: 1



Hobby farm
(About 300m²)

4.5m wide
Ingress/Egress

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 Lot 1393 RP in
D.D.375, So Kwun Wat, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Layout Plan

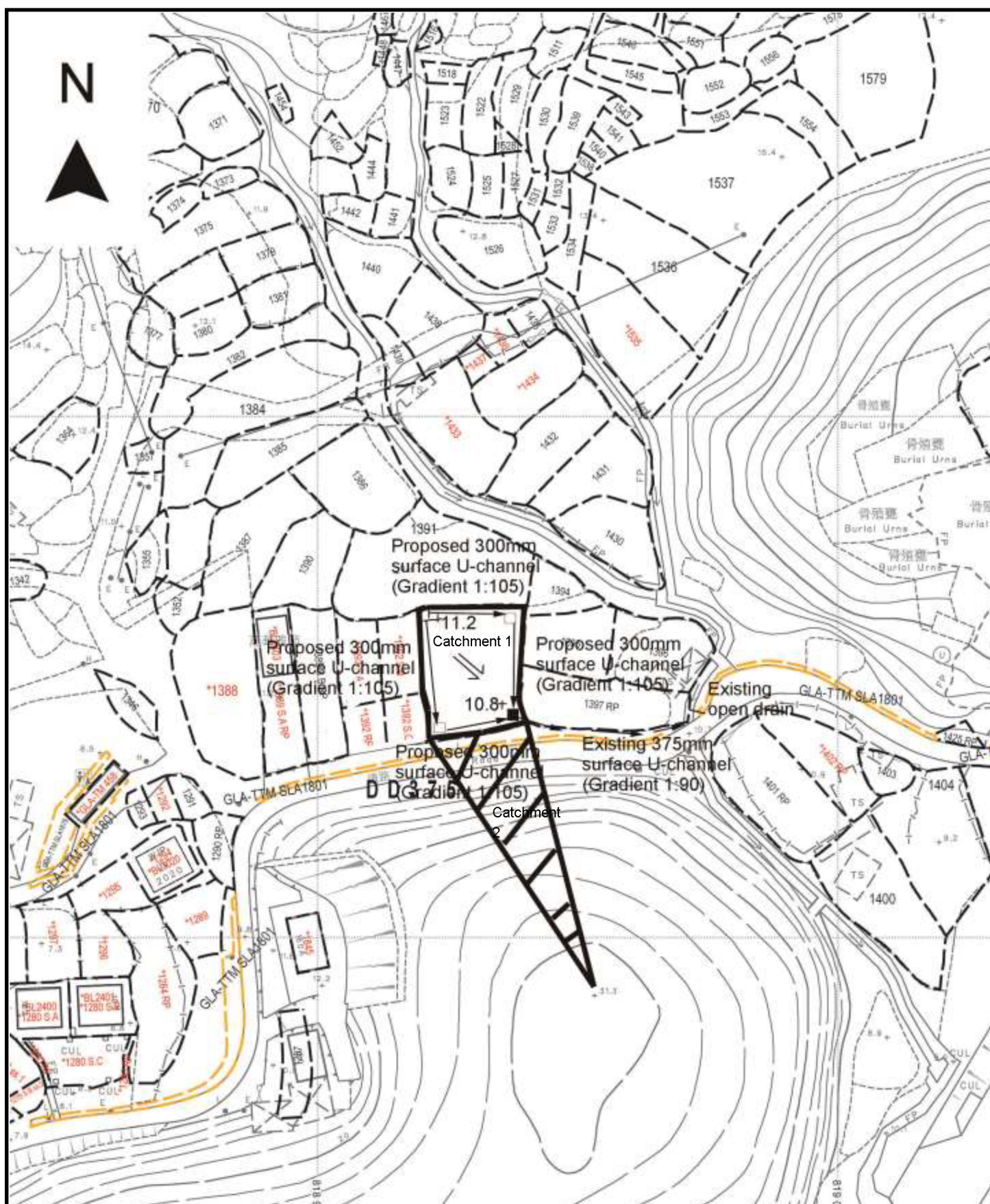
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Total: 2 pages

Date: 31 July 2024

TPB Ref.: A/TM-SKW/127

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 Lot 1393 RP in D.D.375, So Kwun Wat, Tuen Mun, N.T.

Our response to DEP is found in the following:

DEP's comments	Applicant's response
In Section 6(A) of the application form submitted, we noted a 1-storey storage room is proposed to be placed at the subject site. The stated purpose of this storage room is for farm tools and seeds, rain shelter and toilet. The applicant is requested to provide details on the collection, treatment and discharge of any sewage (e.g. from the proposed toilet facility) for our information and consideration.	The applicant will provide septic tank and soakaway system because of the unavailability of public sewer. Its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 5/93.

Our response to Tuen Mun and Yuen Long West District Planning Office (TM & YLW DPO) is as follow:

TM & YLW DPO's comments	Applicant's response
Please advise whether the application involves any filling of land and demarcate the area to be filled if affirmative.	No land filling is proposed within the application site.

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

Yours faithfully,

The image shows a handwritten signature of Patrick Tsui, which is a stylized cursive 'P' followed by a small flourish. To the right of the signature is a circular corporate seal. The seal has a double border. The outer border contains the text 'METRO PLANNING & DEVELOPMENT COMPANY LIMITED' in English and '都市規劃及發展顧問有限公司' in Chinese. The inner circle contains the Chinese characters '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

Total: 12 pages

Date: 29 October 2024

TPB Ref.: A/TM-SKW/127

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 Lot 1393 RP 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) The associate sewerage assessment for the proposed development is absent. Please provide and also be reminded that the assessment shall meet the full satisfaction of the Environmental Protection Department.	Noted. Septic tank and soakaway system will be provided. The septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.
(b) For Drainage Impact Assessment (DIA), please consider Stormwater Drainage Manual (SDM) corrigendum 1/2024 for the determination of surface runoff.	Noted. Figure 4a – Intensity-Duration-Frequency Curves of HKO Headquarters (for durations not 2 days) is adopted for the determination of the surface runoff. Please see calculation below.
(c) It is noted that the formation level for the adjacent lot(s) would be lower. The applicant should ensure that the overland flow from the relevant lot(s) will not be disturbed.	Noted.
(d) DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) appeared to run through other private lot(s). The applicant shall demonstrate that the proposed drainage construction/improvement/modification works and the operation of the drainage can be practicably implemented on Site.	Noted. An existing open channel has been constructed at the site connecting to the existing watercourse. The applicant noted that the existing U-channel is not DSD's facility. Consent should be sought from relevant departments/parties.

<p>Please also note that the existing U-channel is not DSD's facility. Consent should be sought from relevant departments/parties.</p>	
<p>(e) The applicant is required to ensure that no construction debris, silt and sediments, or cementitious materials will be discharged to or deposited inside the public drains or sewers from the Site and no blockage would be induced to the natural stream to increase flooding risk.</p>	<p>Noted. The applicant confirms that no construction debris, silt and sediments, or cementitious materials will be discharged to or deposited inside the public drains or sewers from the Site and no blockage would be induced to the natural stream to increase flooding risk.</p>
<p>(f) The applicant is required to maintain his drainage facilities/system properly and rectify them if they are found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of any damage and/or nuisance caused by failure of his facilities/system.</p>	<p>Noted. The applicant confirms to maintain his drainage facilities/system properly and rectify them if they are found to be inadequate or ineffective during operation. The applicant is also liable for and shall indemnify claims and demands arising out of any damage and/or nuisance caused by failure of his facilities/system.</p>

Our response to the comments of the Transport Department is shown below:

Transport Department's comments	Applicant's response
<p>(a) Please justify the adequacy of the loading/unloading spaces in the subject Site.</p>	<p>Noted. The resources for the hobby farm will be delivered by private car and van type vehicle so that the parking space at the application site will suit the purpose.</p>
<p>(b) Please review the traffic generation from and attraction to the Site by including the trips for common logistic apart from visitor trips.</p>	<p>Noted. Please see updated traffic generation form the attraction to the Site in below.</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>(a) With reference to site photos record dated 24.07.2024, noting the Site is currently vacant without significant landscape resources/ existing trees observed. By compared with aerial photo dated December 2019, the Site was</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</p>

originally covered with vegetation/greenery and now had been cleared. Without landscape proposal of detailed information on proposed treatment and mitigation provided, impact arising from the application cannot be ascertained. Hence, please provide detailed landscape information to support the applied hobby farm use.	agricultural purpose. At last, he wishes to apply for a hobby farm so that he can allow the public to practice farming at the application site and make the current application.
--	--

Our response to the comments of the DLO/TM is shown below:

DLO/TM's comments	Applicant's response
(a) There is a meter box annotated SKWJ no. 02564 within the Site not covered by the subject planning application and the said meter box is being used for other purposes instead of an ancillary facility for the proposed development which is still at planning stage. The Lot owner(s) should immediately rectify the lease breaches and LandsD reserves the rights to take necessary lease enforcement action against the breaches without further notice.	Noted. The applicant will relocate the meter box to the proposed structure within the site.

Yours faithfully,




Patrick Tsui

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

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years & Excavation of Land
at
Lot 1393 RP 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 500m².

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 535m² and 500m² 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

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

$$L = 52\text{m}$$

$$\therefore \text{Average fall} = 20.5\text{m in } 52\text{m} \text{ or } 1\text{m in } 2.54\text{m}$$

Catchment 2

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

$$L = 30\text{m}$$

$$\therefore \text{Average fall} = 0.4\text{m in } 30\text{m} \text{ or } 1\text{m in } 75\text{m}$$

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

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

$$t_c = 0.14465 [52 / (39.42^{0.2} \times 535^{0.1})]$$

$$t_c = 1.92 \text{ minutes}$$

Catchment 2

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

$$t_c = 0.14465 [30 / (1.33^{0.2} \times 500^{0.1})]$$

$$t_c = 2.2 \text{ minutes}$$

Intensity-Duration-Frequency Curves of HKO Headquarters (for durations not 2 days) is adopted for the determination of the surface runoff:

Catchment 1

$$\text{By Rational Method, } Q_1 = 0.7 \times 580 \times 535 / 3,600$$

$$\therefore Q_1 = 60.34 \text{ l/s} = 3,620.17 \text{ l/min} = 0.06 \text{ m}^3/\text{s}$$

Catchment 2

$$\text{By Rational Method, } Q_1 = 0.7 \times 580 \times 500 / 3,600$$

$$\therefore Q_1 = 56.39 \text{ l/s} = 3,383.33 \text{ l/min} = 0.056 \text{ m}^3/\text{s}$$

For conservative reason, the estimated peak runoff equals to the sum of the peak runoff of 2 catchments = 3,620.17 l/min + 3,383.33 l/min = 7,003.5 l/min

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:105 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.

Updated Traffic generated and the attracted to the application site:

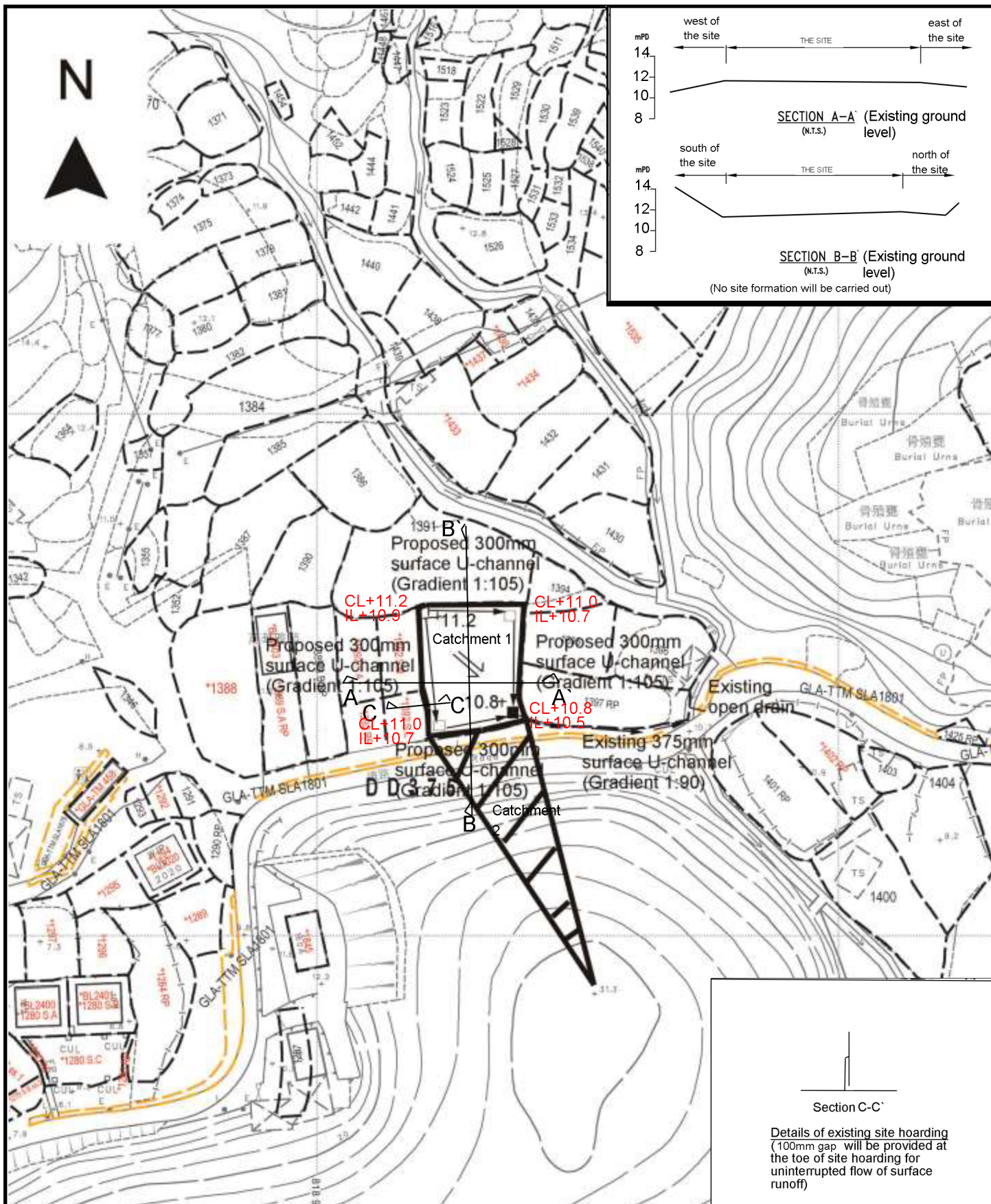
Due to the limited size of the site, only 1 parking space will be provided at the application site and it will be reserved for the solely use of the visitor. The delivery of resource to the site will be before the arrival of the visitors or after the departure of the visitors. Please note that the delivery of the resources to the site will be once a week instead of every day. 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)
Delivery of resource	0.1	0.1	1	0
Visitor	0.1	0.1	1	0
Total	0.2	0.2	2	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/van type vehicle 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.



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 Lot 1393 RP in D.D.375, So Kwun Wat, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

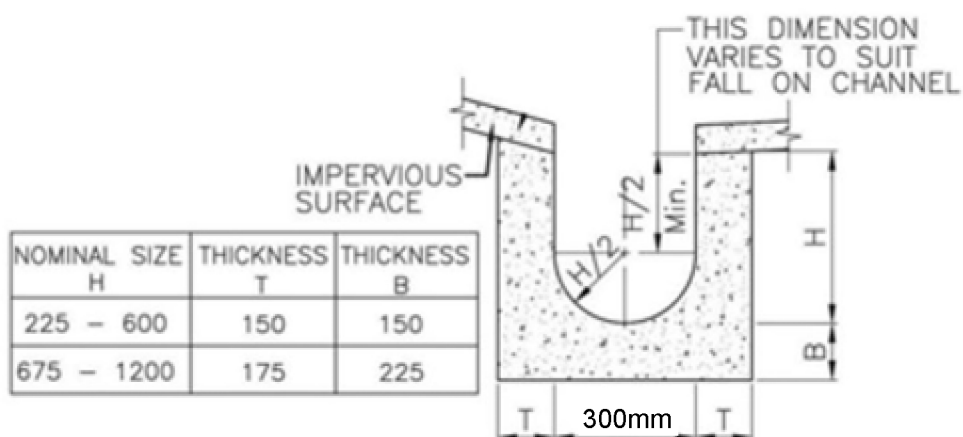
Remarks 備註:

+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 Lot 1393 RP in
 D.D.375, So Kwun Wat, Tuen Mun, N.T.

Drawing Title 圖目:

Details of Proposed
 Surface U-channel

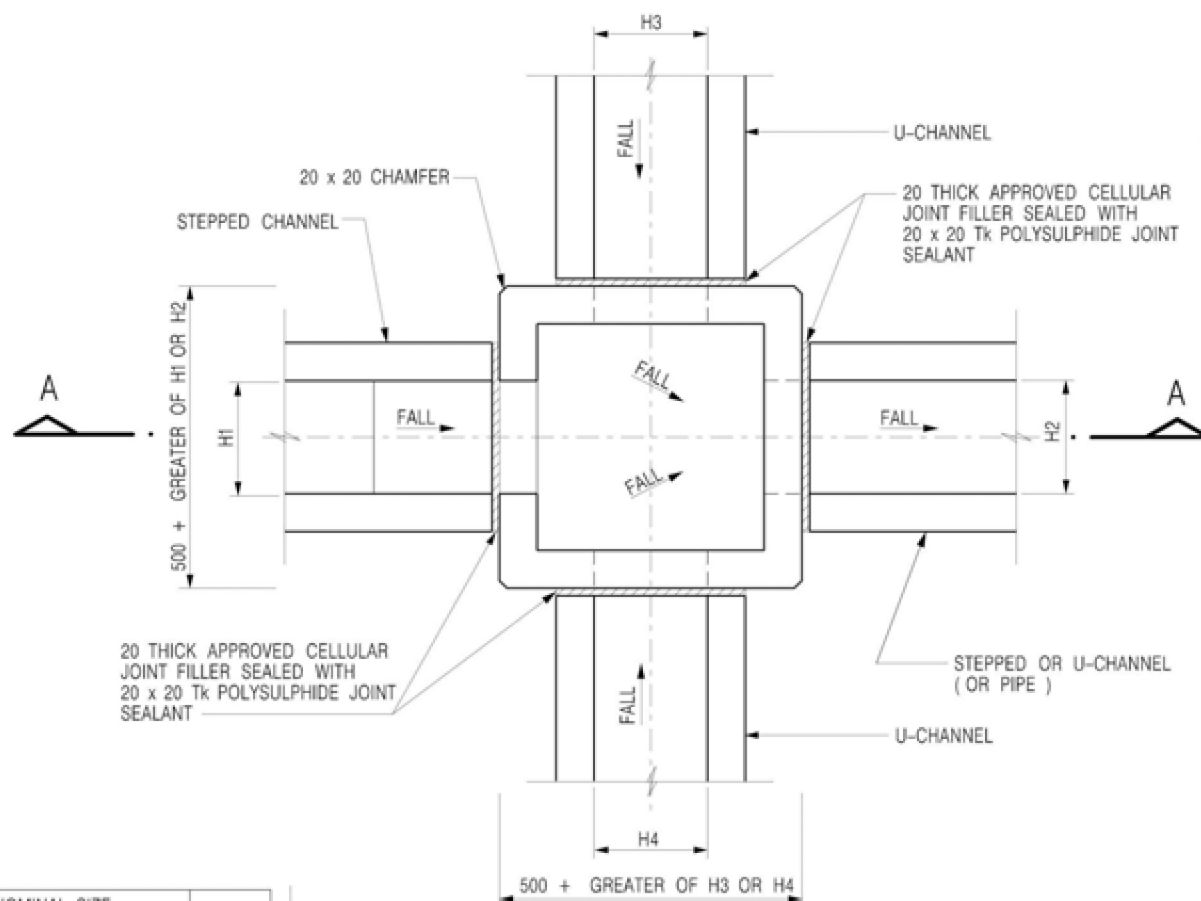
Drawing No. 圖號:

Figure 7

Remarks 備註:

Scale 比例:

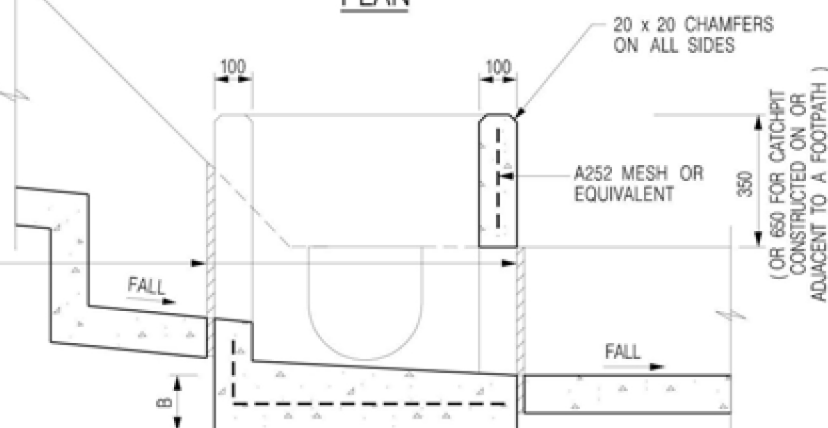
Not to scale



PLAN

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



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 Lot 1393 RP in D.D.375, So Kwun Wat, Tuen Mun, N.T.

Drawing Title 圖目:

The Details of the Proposed Catchpit

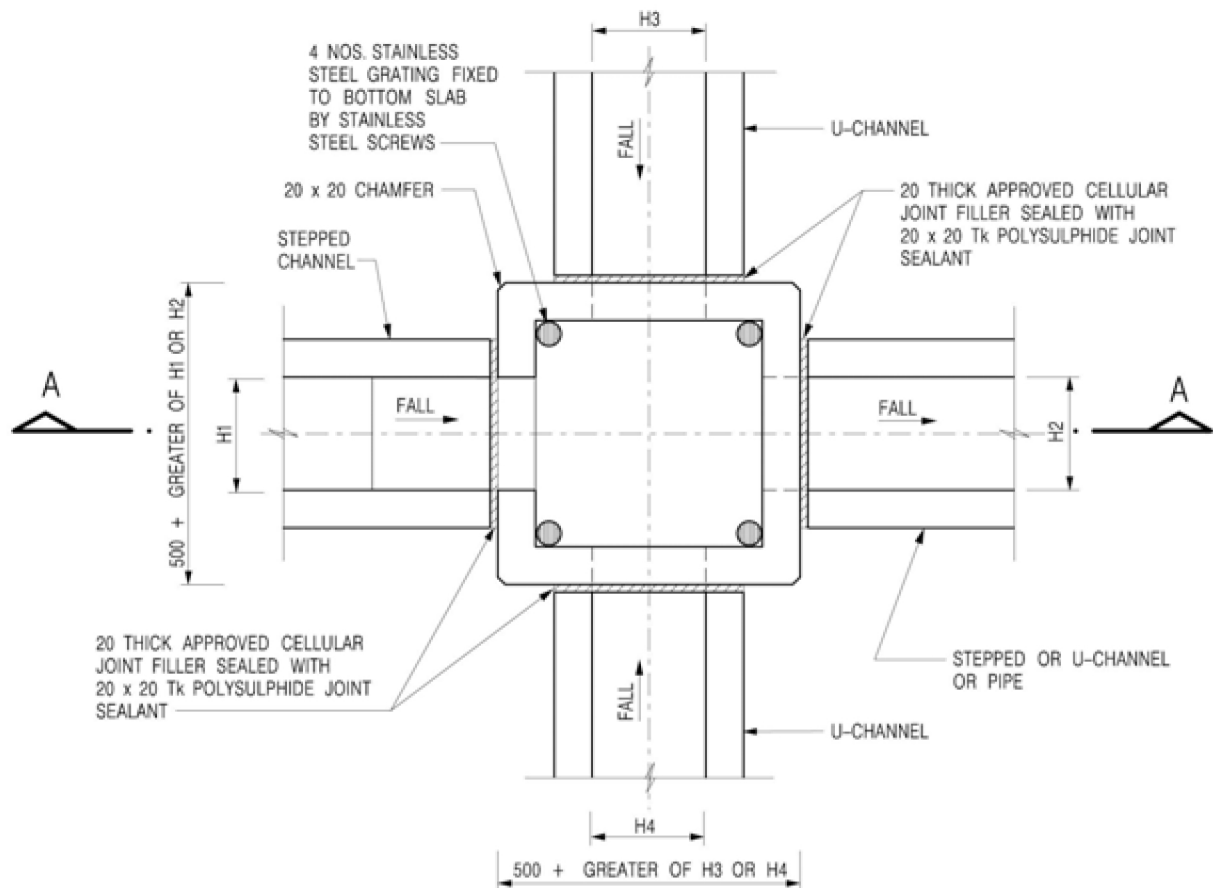
Remarks 備註:

Drawing No. 圖號:

Figure 8

Scale 比例:

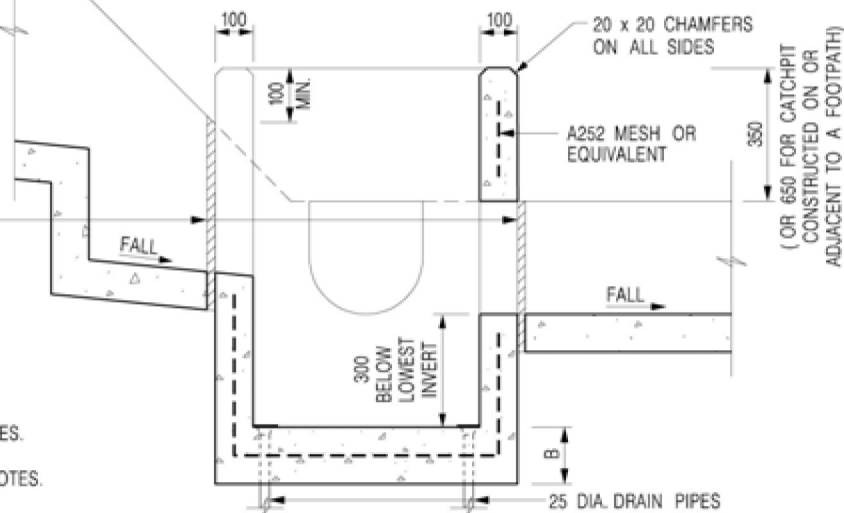
Not to scale



PLAN

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



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 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 Lot 1393 RP in D.D.375, 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

Total: 4 pages

Date: 6 January 2025

TPB Ref.: A/TM-SKW/127

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 Lot 1393 RP in D.D.375, So Kwun Wat, Tuen Mun, N.T.

We have updated Figure 3 and Figure 10 to show the proposed area for hobby farm. It is noted that the updated cultivation area is kept at 310m² which is about 62% of the application site will be reserved for cultivation.

Our response to DLO/TM is found in the following:

DLO/TM's comments	Applicant's response
<p>a. It is noted from the FI that the applicant will relocate the unauthorized meter box within the site not covered by the planning application to the proposed structure.</p> <p>b. Whilst the FI from the applicant is noted, please be advised that our previous comments as below are still valid. The applicant is required to immediately rectify the lease breaches by either remove unauthorized structure not covered by the subject application or include all unauthorized structure on the Lot in the subject application tallying with the layout plan submitted by the applicant for our consideration:</p> <p>There is a meter box annotated SKWJ no. 02564 within the Site not covered by the subject planning application and the said meter box is being used for other purposes instead of an ancillary facility for the proposed development which is still at planning stage. The Lot owner(s) should immediately rectify the lease breaches and LandsD reserves the rights to take necessary</p>	<p>The applicant will relocate the electricity meter box to the temporary structure 1 as shown in the updated layout plan (Figure 3) in the attachment.</p>

lease enforcement action against the breaches without further notice.	
---	--

Our response to CTP/UD&L, Planning Department is as follow:

CTP/UD&L, Planning Department's comments	Applicant's response
<p>Having reviewed the submitted FI and Response-to-Comment (R-to-C), it is noted that <u>no</u> landscape proposal or information on proposed mitigation measures were provided. The previous comments below still <u>remain valid</u>:</p> <p>With reference to site photos record dated 24.07.2024, noting the Site is currently vacant without significant landscape resources/existing trees observed. By compared with aerial photo dated December 2019, the Site was originally covered with vegetation/ greenery and now had been cleared. Without landscape proposal of detailed information on proposed treatment and mitigation provided, impact arising from the application cannot be ascertained.</p>	<p>Noted. Please see the proposed planting plan (Figure 10) in the attachment.</p>

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

Yours faithfully,



Patrick Tsui

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



1 parking space of
5m x 2.5m for
private car

Structure 1

Storage room for farm tools and seeds,
Rain shelter with toilets
GFA: Not exceeding 60m²
Height: Not exceeding 3.5m
No. of storey: 1



Proposed electricity meter box
after relocation

Hobby farm
(About 310m²)

4.5m wide
Ingress/Egress

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 Lot 1393 RP in
D.D.375, So Kwun Wat, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

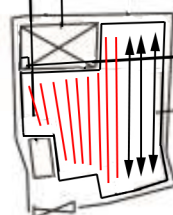
1:1000



1 parking space of
5m x 2.5m for
private car

Structure 1

Storage room for farm tools and seeds,
Rain shelter with toilets
GFA: Not exceeding 60m²
Height: Not exceeding 3.5m
No. of storey: 1



Proposed electricity meter box
after relocation

Hobby farm
(About 310m²)

4.5m wide
Ingress/Egress

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 Lot 1393 RP in
D.D.375, So Kwun Wat, Tuen Mun, N.T.

Drawing Title 圖目:

Proposed Planting Plan

Drawing No. 圖號:

Figure 10

Remarks 備註:

— Proposed growing of
Pak Choi

↔ Existing growing of
Musa paradisiaca

Scale 比例:

1:1000

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

Tommy Ngo Chun MA/PLAND

寄件者: king king < >
寄件日期: 2025年01月28日星期二 12:03
收件者: Tommy Ngo Chun MA/PLAND
副本: Anson Pui Yan YING/PLAND; Ling Chi CHEUNG/PLAND; Anson Pui Yan YING/PLAND;
Ling Chi CHEUNG/PLAND; tpbpd/PLAND
主旨: Re: LandsD comments for Planning Application No. A/TM-SKW/127
類別: Internet Email

Dear Tommy,

We confirm that the meter the proposed relocation of meter box would serve only the proposed temporary place of recreation, sports or culture (hobby farm).

Best regards,

Patrick Tsui

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Tommy Ngo Chun MA/PLAND

寄件者: Tommy Ngo Chun MA/PLAND
寄件日期: 2025年01月28日星期二 11:33
收件者:
副本: Anson Pui Yan YING/PLAND; Ling Chi CHEUNG/PLAND
主旨: LandsD comments for Planning Application No. A/TM-SKW/127

Dear Patrick,

Regarding the captioned application, please find the following comments from LandsD for your responses and follow up action.

Comments from Lands Department (Contact Person: Mr. Henry NG; tel: 2451 3249)

It is noted from the F.I. that the applicant will relocate the unauthorized meter box to the temporary structure 1 as shown in the updated layout plan (Figure 3). In this connection, the applicant is requested to clarify whether the meter box upon relocation serving the proposed temporary place of recreation, sports or culture (hobby farm) only.

Regards,
Tommy MA
For DPO/TM&TLW
Planning Department
Tel: 2158 6201