

Previous s.16 Application covering the Application Site

Approved Applications

	Application No.	Applied Use(s)/Development(s)	Date of Consideration
1	A/TM-SKW/3	Comprehensive Residential Development and Village Housing	20.12.1996
2	A/TM-SKW/24	Temporary Car / Lorry Park for a Period of 3 Years	19.5.2000 [revoked on 19.2.2001]

Rejected Applications

	Application No.	Applied Use(s)/Development(s)	Date of Consideration
1	A/TM-SKW/6	Amendments to Master Layout Plan for Comprehensive Residential Development and Village Housing	16.1.1998

Similar s.16 Applications within the same “Village Type Development” Zone on the So Kwun Wat Outline Zoning Plan in the Past Five Years

Approved Applications

	Application No.	Applied Use(s)/Development(s)	Date of Consideration
1	A/TM-SKW/115	Proposed Temporary Shop and Services for a Period of 3 Years	23.9.2022 [revoked on 23.3.2024]
2	A/TM-SKW/124	Temporary Shop and Services for a Period of 3 Years	5.7.2024

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport:

No objection to the application.

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

No objection in principle to the application.

2. Environment

Comments of the Director of Environmental Protection:

- no objection to the application; and
- no substantiated environmental complaint pertaining to the Site was received in the past three years.

3. Drainage

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

- no objection in principle to the application; and
- should the application be approved, conditions should be included to request the applicant to submit a drainage proposal and to implement and maintain the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. Fire Safety

Comments of the Director of Fire Services:

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

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

No objection to the application.

6. District Officer's Comments

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

His office has not received any comment from the locals.

7. Other Departments

The following government departments have no comment on the application:

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

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with concerned owner(s) of the application site (the Site).
- (b) 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 subject lot or any unauthorised 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 approval given;
 - (ii) the lot owner(s) will need to apply to his office for a Short Term Waiver (STW) to permit the structures to be erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by his office. In addition, his office reserves the right to take enforcement action against the Lots owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future; and
 - (iii) the Site is accessible via a local access on various private lots and Government land leading from Tai Lam Chung Road. His office does not carry out maintenance works for the said access nor guarantee that any right-of-way to the Site will be given. The applicant shall be responsible for his own access arrangement;
- (c) to note the comments of the Commissioner for Transport (C of T) that:
 - (i) the Site is connected to the public road network via a section of a local access road which is not managed by his Department. The land status of the local access road should be checked with LandsD. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) no vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - (iii) loading and unloading activities should be confined within the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the access road connecting the Site to Tai Lam Chung Road is not and will not be maintained by HyD;

- (ii) all necessary measures should be taken to avoid causing any damage to public roads/street furniture and make good any damage done at the applicant own expenses to the satisfaction of CHE/NTW, HyD;
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
- (e) 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;
- (f) 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;
- (g) 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 captioned application;

- (v) for UBWs erected on leased land, including the existing structures under the application, 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; and
 - (vi) details comments under BO will be provided during building plans submission; and
- (h) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) proper licence/permit issued by his Department is required if there is any food business/ catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction; 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 operations and works, the applicant should arrange its proper disposal at his own expenses.

2024年 08月 29日
此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 29 AUG 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

2401990 13/8 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 / 129
	Date Received 收到日期	29 AUG 2024

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

1. Name of Applicant 申請人姓名/名稱

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

胡光偉 Wu Kwong Wai

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)

Allgain Land Planning Limited 全堅土地規劃有限公司

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)	新界屯門掃管笏丈量約份第385約地段第247號(部分)及248號(部分) Lot 247(Part) & 248(Part) in D.D.385, So Kwun Wat, Tuen Mun, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 800 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 320 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	掃管笏分區計劃大綱核准圖編號 S/TM-SKW/15 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	鄉村式發展 Village Type Development
(f) Current use(s) 現時用途	現時是空置的 (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 _____ (DD/MM/YYYY)[&]
於 30/07/2024 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 13/08/2024 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	擬議臨時商店及服務行業（為期3年） Proposed Temporary Shop and Services for a Period of 3 Years (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	640sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	160sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	4
Proposed domestic floor area 擬議住用樓面面積	0sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	320sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	320sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 構築物 A-D：臨時商店及服務行業，每層面積約40平方米，2層高，高度不多於7米，總樓面面積約80平方米。	
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	0
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	2個客貨車上落客貨車位

Proposed operating hours 擬議營運時間			
營運時間為星期一至星期日上午 9 時至下午 7 時，包括公眾假期。			
(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)) 經屯門大欖涌道可前往	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input 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 type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" 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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) _____ _____		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<div style="border: 1px solid black; padding: 5px;"> <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) </div>
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

8. Declaration 聲明

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

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

Signature
簽署

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

Ms Hermose Chong

Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

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

Others 其他

on behalf of
代表

Allgain Land Planning Limited

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

Date 日期

13/08/2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- 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 available at the Planning Enquiry Counters of the Planning Department for general information.)

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

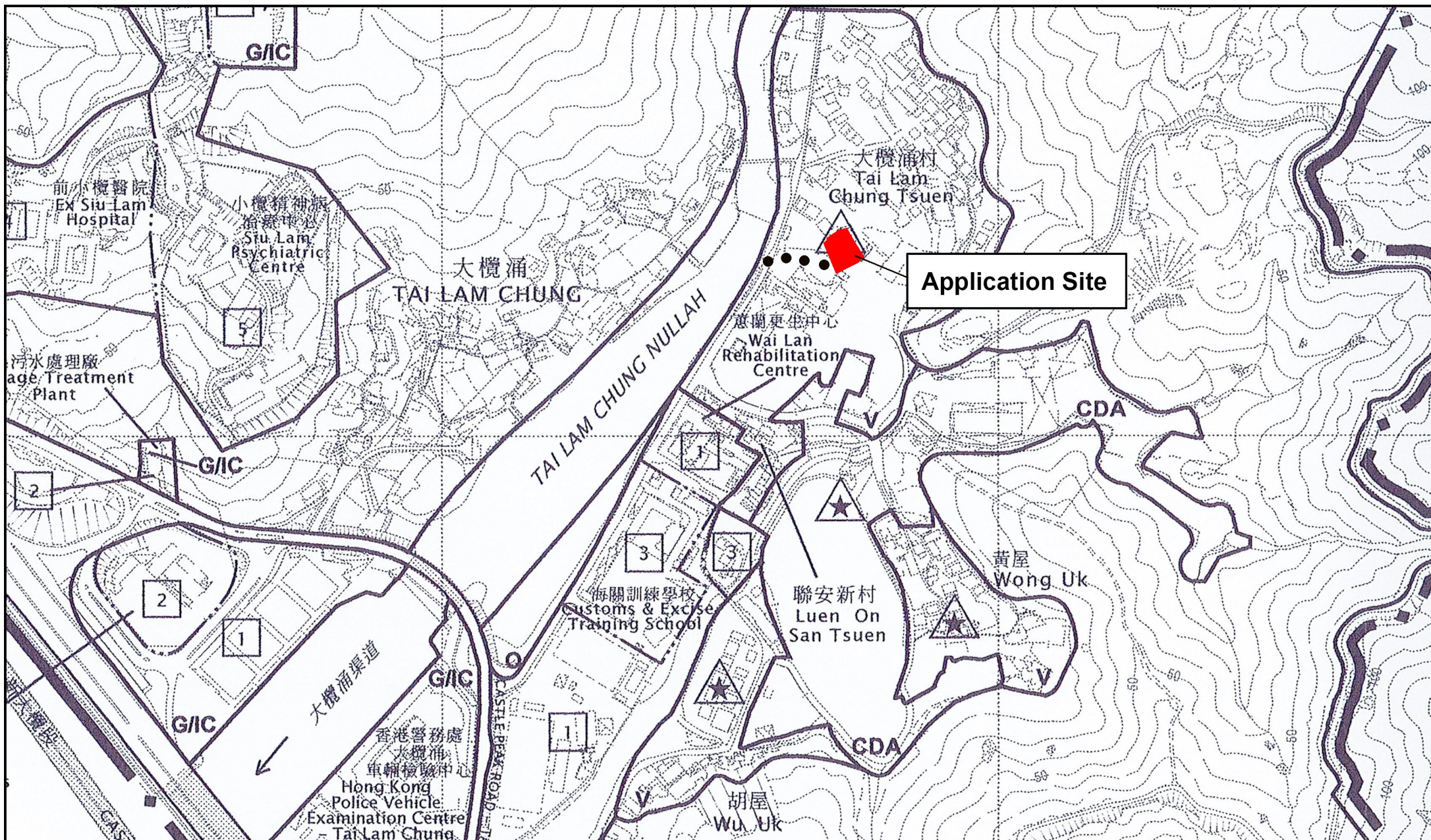
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界屯門掃管笏丈量約份第385約地段第247號(部分)及248號(部分) Lot 247(Part) & 248(Part) in D.D.385, So Kwun Wat, Tuen Mun, New Territories
Site area 地盤面積	800 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	掃管笏分區計劃大綱核准圖編號 S/TM-SKW/15 APPROVED SO KWUN WAT OUTLINE ZONING PLAN NO. S/TM-SKW/15
Zoning 地帶	鄉村式發展 Village Type Development
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	擬議臨時商店及服務行業（為期3年） Proposed Temporary Shop and Services for a Period of 3 Years

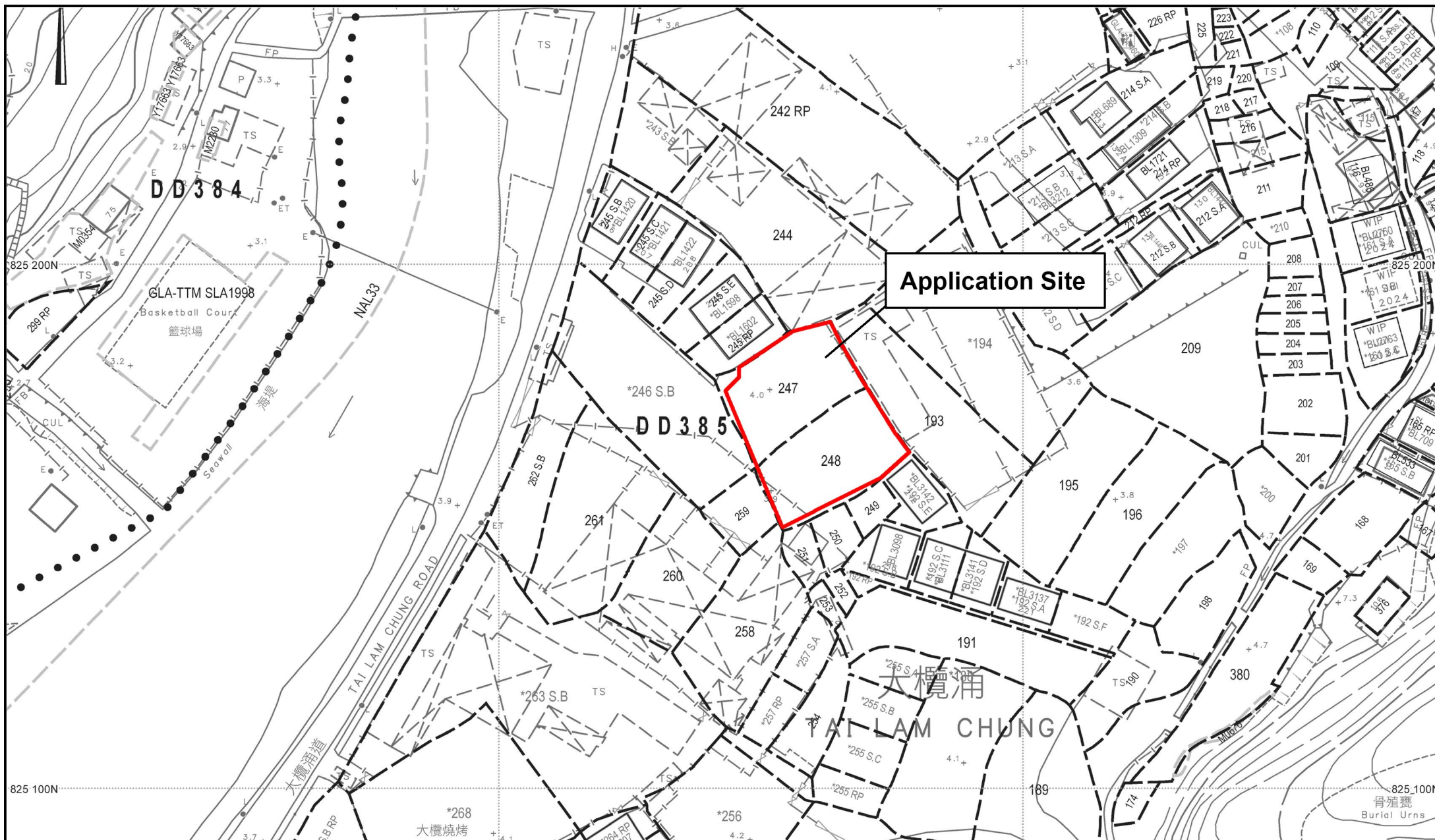
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	320 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	20 % <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		0
	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)		0 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		2
	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) 客貨車上落客貨車位		0 0 0 0 0 2


Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan, Location Plan		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
預計車輛進出流量報告		
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。





 <p>全堅土地規劃</p>	<p>Project 項目名稱:</p> <p>Proposed Temporary Shop and Services for a Period of 3 Years at Lots 247 (Part) & 248 (Part) in D.D.385, So Kwun Wat, Tuen Mun, New Territories</p>	<p>Drawing Title 圖紙標題:</p> <p>Site Plan</p>	<p>Remarks 備註:</p>



Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years at Lots 247 (Part) & 248 (Part) in D.D.385, So Kwun Wat, Tuen Mun, New Territories

Drawing Title 圖紙標題:

Site Plan

Remarks 備註:

Application Site

Structure A

Shop & Services
Covered Area: 40m² (ABOUT)
GFA: 80m² (ABOUT)
No.of storey: 2
Height: Not exceeding 7m

Structure B

Shop & Services
Covered Area: 40m² (ABOUT)
GFA: 80m² (ABOUT)
No.of storey: 2
Height: Not exceeding 7m

Structure C

Shop & Services
Covered Area: 40m² (ABOUT)
GFA: 80m² (ABOUT)
No.of storey: 2
Height: Not exceeding 7m

Structure D

Shop & Services
Covered Area: 40m² (ABOUT)
GFA: 80m² (ABOUT)
No.of storey: 2
Height: Not exceeding 7m

2 loading/unloading
spaces of 5m x 2.5m
for van type vehicle

Ingress/Egress

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

新界屯門掃管笏丈量約份第 385 約地段

第 247 號(部分)及 248 號(部分)

擬議臨時商店及服務行業 (為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 擬議發展計劃的各方面影響-----P.3-4

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章) 第 16 條，提交有關新界屯門掃管笏丈量約份第 385 約地段第 247 號(部分)及 248 號(部分)的規劃申請，擬在上述地段申請為期三年的臨時商店及服務行業。
2. 申請地點位於屯門大欖涌附近，在《掃管笏分區計劃大綱核准圖編號 S/TM-SKW/15》上劃為「鄉村式發展」。
3. 申請地盤面積為約 800 平方米，上蓋總面積 160 平方米，露天地方面積為 640 平方米，上蓋覆蓋率為約 20%。
4. 申請地點將設有 4 個臨時構築物，總樓面面積不多於 320 平方米。
5. 擬議發展的臨時商店及服務行業，主要包括：地產代理、便利店及日用品零售、五金建築材料零售、雜貨飲品乾貨零售等，主要為附近的居民提供服務。
6. 申請地點涉及 2 個客貨車上落客貨車位。
7. 擬議發展的營運時間為星期一至日上午 9 時至下午 7 時，包括公眾假期。

申請原因

1. 申請地點的面積約為 800 平方米，根據掃管笏分區計劃大綱核准圖編號 S/TM-SKW/15，申請地點現時被規劃為「鄉村式發展」。
2. 擬議申請用途為臨時商店及服務行業，屬於第二欄的准許用途，須先向城規會申請。
3. 擬議發展並非貨倉或露天存放用途，屬社區小規模運作，與規劃意向並無衝突，與周遭的土地用途並非不協調。
4. 擬議發展是在申請地點上設 4 個由臨時物料搭建的構築物，不涉及大型基建工程，只是臨時商店及服務行業，出售一些與民生相關的零售商店。
5. 申請用途屬臨時性質，不會有任何損害周邊環境設施，不會安裝霓虹燈光招牌；夜間不會有音響播放及商業推銷活動，也不會產生光害滋擾，不會有過大的噪音聲浪問題，不會影響附近環境及民居。
6. 申請人會採取環境保護署發出的《處理臨時用途及露天貯存用地的環境問題作業指引》所列載的緩解環境影響措施，以盡量舒緩擬議發展對環境造成的滋擾。
7. 申請地點的工作人員約 4-6 人，不會有人在留宿，他們只在營業時間內上班。
8. 按規劃處記錄，在申請地點附近，曾獲小組委員會批出同屬臨時商店申請個案，申請人明白每一宗申請都是個別獨立個案，並無必然關係，唯上述規劃許可申請和本申請用途類近，而該申請都能得到委員會有條件下批出，因此申請人懇請城市規劃委員考慮本申請時參考上述類近申請。
9. 擬議發展有充分的理由支持，當中包括以下規劃考量因素：
 - * 附近有大量民居，擬議申請的臨時商店能提供服務給他們，提供方便；
 - * 符合規劃地帶的規劃意向；
 - * 擬議發展屬臨時三年的性質，不會影響土地規劃用途的長遠規劃發展；
 - * 擬議發展並不會造成任何不良的交通、園藝及景觀影響；及
 - * 符合有關環境考慮的相關條例 / 指引。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界屯門掃管笏丈量約份第 385 約地段第 247 號(部分)及 248 號(部分)作為期三年的臨時商店及服務行業。

擬議發展計劃的各方面影響

1. 土地行政

申請地點涉及 2 個私家地段，擬議發展涉及 4 個上蓋構築物。如獲批准，申請人會向屯門地政處申請短期豁免書。

2. 擬議發展的入口

申請地點可以經屯門大欖涌道前往，距離約 47 米。



3. 擬議發展的上落貨安排

申請用途涉及 2 個臨時上落貨位置，送貨司機會提前致電職員，看現場是否有空置車位才安排送貨，不會影響附近的交通。

4. 環境方面

申請人會按照環保署對臨時商店的指引，將對周邊環境的影響減到最低。

5. 空氣方面

申請地點是臨時商店，不會對空氣造成污染。

6. 噪音方面

申請地點是臨時商店，只是顧客來購物時會產生說話交談的聲音，不會帶來重大的噪音影響。

7. 排污方面

申請用途涉及流動洗手間，每個構築物均設置流動洗手間，申請人會租用流動洗手間，並安排清潔公司定期來吸糞。

8. 渠務方面

申請人會按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

9. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准新界屯門掃管笏丈量約份第 385 約地段第 247 號(部分)及 248 號(部分)作為期不超過三年的臨時商店及服務行業。

有關第 16 條規劃申請編號

擬議申請用途：臨時商店及服務行業

丈量和地段編號：新界屯門掃管笏丈量約份第 385 約地段第 247 號(部分)及 248 號(部分)

預計 客貨車 進出流量報告
(星期一至星期日，包括公眾假期)

時間	進入 (輛)	離開 (輛)
9 : 00 - 10 : 00	0	0
10 : 00 - 11 : 00	1	0
11 : 00 - 12 : 00	0	0
12 : 00 - 13 : 00	0	1
13 : 00 - 14 : 00	0	0
14 : 00 - 15 : 00	0	0
15 : 00 - 16 : 00	1	0
16 : 00 - 17 : 00	0	1
17 : 00 - 18 : 00	0	0
18 : 00 - 19 : 00	0	0

申請地點尚未發展，以上數字為預算車輛進出場地記錄。

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

Tommy Ngo Chun MA/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年12月27日星期五 8:58
收件者: Anson Pui Yan YING/PLAND
副本: Ling Chi CHEUNG/PLAND; Tommy Ngo Chun MA/PLAND
主旨: 轉寄: A/TM-SKW/129 : 回應部門的意見
附件: 附件2 : Temporary Drainage Proposal_A_TM-SKW_129.pdf; 附件1.pdf; SKW_129_回應部門的意見.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Friday, December 27, 2024 8:57 AM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Yuki Man Yin YIU/PLAND <ymyyiu@pland.gov.hk>
Subject: Fw: A/TM-SKW/129 : 回應部門的意見

From: Chong Hermose < >
Sent: Tuesday, December 24, 2024 7:11 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Anson Pui Yan YING/PLAND <apyying@pland.gov.hk>; Ling Chi CHEUNG/PLAND <lccheung@pland.gov.hk>; Avis Lok Tung POON/PLAND <altpoon@pland.gov.hk>
Subject: A/TM-SKW/129 : 回應部門的意見

城規會/規劃處：

有關規劃申請： A/TM-SKW/129

現附上回應部門意見，請查收，謝謝。

Ms Chong
()

Planning Application No. A/TM-SKW/129

Table A: Responses to Departmental Comments

	Departmental Comments	Responses
	Lands Department (Contact Person: Mr. Henry NG; tel: 2451 3249)	
(a)	<p>The following irregularities not covered by the subject planning application have been detected by this office:</p> <p>Unauthorised structure(s) within the Site not covered by the planning application</p> <p>There are unauthorized structures including a meter box and a container converted structure within the Site which are not covered by the subject planning application. The Lots owner(s) should immediately rectify/regularize the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p>	<p>申請人已把地段上的違規貨櫃搬走。</p> <p>至於那個電錶箱，是當初申請電錶時中電要求的，上面有電力裝置（包括中電的設備），基於安全原因電箱不能隨便搬走。</p> <p>如果申請批出，申請人會向地政處申請 STW，到時會把電箱上的裝置移到其中一個構築物上面，申請人也願意支付一切相關的費用。</p> <p>請看附件 1 的現場照片。</p>
	<p>The Lots owner(s)/applicant shall either (i) remove the unauthorised structures not covered by the subject planning application immediately; or (ii) include the unauthorised structures in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for an STW to permit the structures erected. The application for Short Term Waiver (STW) will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be</p>	

	<p>subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the Lots owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future.</p>	
	<p>The Site is accessible via a local access on various private lots and Government land leading from Tai Lam Chung Road. This office does not carry out maintenance works for the said Government land nor guarantee that any right-of-way to the Site will be given. The Applicant shall be responsible for his own access arrangement</p>	<p>申請人知悉。</p>

	Departmental Comments	Responses
	Comments from Drainage Services Department	
(a)	The Applicant is requested to submit a drainage proposal with a drainage plan showing the details of existing drains and any proposed drainage works, including any peripheral drainage system for the subject site and the relative discharge point(s). The Applicant should demonstrate the adequacy of existing/proposed drains such that no adverse drainage impact would result from the subject development.	請看附件 2。

	Departmental Comments	Responses
	Environmental Protection Department	
(a)	The applicant is required to clarify whether eating place will be provided at the subject site. If affirmative, a proposal for handling the sewage arising from eating place is required.	現場不會有食肆，只是商店及服務行業。







TEMPORARY DRAINAGE PROPOSAL

APPLICATION SITE OF PROPOSED TEMPORARY
SHOP AND SERVICES FOR A PERIOD OF 3
YEARS AT LOTs 247 (Part) & 248 (Part) on D.D. 385,
SO KWUN WAT, TUEN MUN, NEW TERRITORIES

Application No.: A_TM-SKW_129

Project No.: ALPL/TDM/009

Revision No.: 0

17 December 2024

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2 Introduction

2.1 Background

This report presents the Drainage Proposal for supporting the Proposed Temporary Shop and Services for a period of 3 years at Lots 247 (Part) & 248 (Part) in D.D. 385, So Kwun Wat, Tuen Mun, New Territories.

2.2 Objectives of the Report

This report shall be prepared to include the following:

- Identify the potential drainage impact assessment from the proposed Application Site
- Recommend and implement all necessary measures to mitigate adverse drainage impacts arising from the application site

2.3 Report Structure

The report contains the following sections:

- Section 1 on Introduction;
- Section 2 on Development Proposal;
- Section 3 on Assessment Criteria;
- Section 4 on Potential Drainage Impact; and
- Section 5 on Conclusion.

3 Development Proposal

3.1 Location of the Application Site

The application Site is located within the So Kwun Wat, Tuen Mun, New Territories with an area of around 800m² and ground level varying between + 4.2mPD and + 3.9mPD. The layout plan is provided in **Appendix B**.

This application site is "Village Type Development" zoning, the type of application is the Temporary Use/Development in Rural Areas for a Period of 3 Years.

There are existing gullies vicinity of the application site, the location and site photos of the existing gullies are provided in **Appendix C**.

4 Assessment Criteria

4.1 Design Return Periods

The drainage system in the Application site is to collect surface flows and convey to the existing gullies and finally convey to downstream village drain. The recommended design return periods based on the flood levels for the various drainage systems depend on the drainage system, land use, hazard to public safety and community expectations. The recommended design return period is reproduced in Table 4-1 below:

DESCRIPTION	DESIGN RETURN PERIODS
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage including internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

Table 4-1 Recommended Design Return Periods based on Flood Levels

As per Section 3.1 of Guidance Notes on Road Pavement Drainage Design, drainage design for gullies arrangement shall be in principle be designed to accommodate a rainfall intensity for heavy rainstorms with a probability of 1 in 50 years occurrence to tally with the design return period for carrier drains.

Considered the application site do not locate at Tai Mo Shan area, West Lantau area and North District area, general application would be considered. For storm occurrence 1 in 50 years, the maximum intensity is 248mm/h. The maximum intensities are based on extreme intensities in 5 minutes duration in Table 2a of SDM (2018) plus 13.8% increase for consideration of climate change for the End of 21st Century scenario (2081-2100).

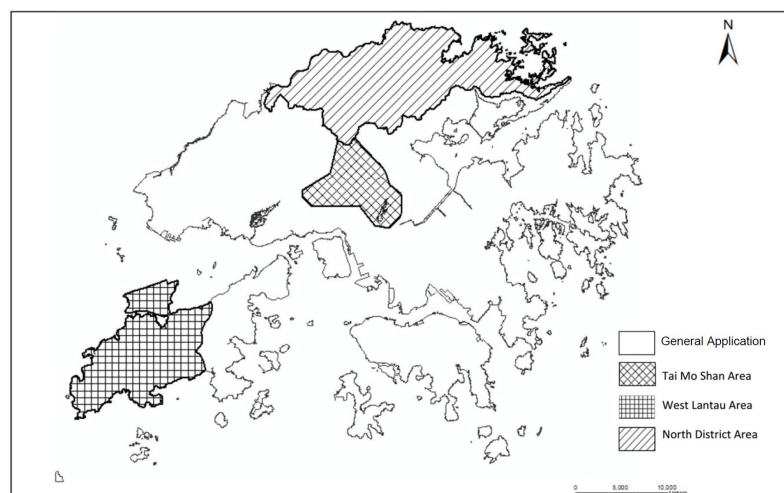


Figure 1 – Delineation of Rainfall Zones
(adopted from Figure 3 in SDM(2018))

4.2 Calculation Methodology for Gully Spacing

The design method adopted is based on CR 2. It is identical to the one in the 1994 version of Road Note 6 and 2010 version of Guidance Notes RD/GN/035.

For simplicity, a single formula (the one for intermediate gullies) is adopted, as regards terminal gullies which collect water from both sides. The unadjusted gully spacing is given by Equation below:

$$L_u = \left(\frac{0.01}{n} \right) \times \frac{A}{W}$$

where L_u = unadjusted gully spacing (m)
 n = roughness coefficient (Table 4)
 A = drained area¹⁰ (m²) (Chart 1A for Normal Roads and Chart 1B for expressways)
 W = drained width (m)

The existing gullies with paved area collected the runoff by flat channel, hence the roughness coefficient shall be 0.013.

Road Surface	n
Concrete without flat channel	0.015
Concrete with flat channel	0.013
Bituminous Wearing Course	0.013
Precast block paving	0.015
Stone Mastic Asphalt (SMA) Wearing Course and Friction Course	0.016

Roughness Coefficients for Different Types of Road Surface

Based on the type of gully grating , reduction factor shall be applied for the designed gully spacing.

$$L = L_u \times (1 - RF_{grating}) \times (1 - RF_{debris}) \quad (5)$$

where L = design gully spacing (m)
 L_u = unadjusted gully spacing (m)
 $RF_{grating}$ = reduction factor for gully efficiency (Table 5)
 RF_{debris} = reduction factor for blockage by debris (Table 6)

From the observation on site, the existing gully grating type is GA1-450, $RF_{grating}$ shall be 0%. And the RF_{debris} was considered as 0%, because the application site not as the roadside gully, applicant shall routine clean the gully and keep the gully in full drainage capacity to prevent flooding.

From the above calculation, the required minimum gully spacing shall be from 9.6m to 9.0m, and the exiting spacing of gullies is 9m each, hence no additional gully would be newly constructed and affect the existing village drainage system.

5 Potential Drainage Impact

5.1 Existing Site Condition

The application Site is located within the So Kwun Wat, Tuen Mun, New Territories with an area of around 800m² and ground level varying between + 3.9mPD and + 4.2mPD.

5.2 Changes in Drainage Characteristics

Since the ground level of application site is slightly higher than the adjacent ground surface, or the adjacent land lots are fenced off with concrete wall with independent drainage system for the run off. No external catchment shall be considered in the calculation.

The characteristics of the sub-catchment areas are no change due to the proposed application, which keep the existing paved site area. The in sub-catchment is summarized in Table 5-1.

Grassland (m ²)	0
Paved Area (m ²)	800
External Catchment Area(m ²)	0
Total Catchment Area (m ²)	800

Table 5-1 Change in sub-catchment within the site

5.3 Potential Drainage Impact

The details of the proposed drainage works are illustrated in **Appendix C**.

To effectively convey stormwater away from the application site and minimize the potential impact to the drainage infrastructure of the village area, drainage works consists of existing gullies and flat channel, are proposed to convey the stormwater runoff to the existing drainage sustem.

The runoff within application site is collected by the flat channel along the middle of application site and convey to the existing gullies within the application site, the layout of existing gullies within the the application site as indicated in the **Appendix C**.

6 Construction Stage

6.1 Temporary Drainage Arrangements

Proper measures shall be taken to maintain the existing drainage characteristics of the catchment areas and to minimize drainage impacts associated with the construction works. The principal drainage impacts which are associated with construction of the works have been identified as follows:

- (i) Erosion of ground materials;
- (ii) Sediment transportation to existing downstream drainage system; and

TEMPORARY DRAINAGE PROPOSAL

(iii) Obstruction to drainage systems.

Regular inspections shall be carried out to ensure integrity of the works. These inspections shall cover works under construction as well as recently completed areas.

To ensure proper operation of the site drainage channels and desilting facilities, inspection of the perimeter drains shall be carried out on a weekly basis and the desilting facilities shall be cleaned on a daily basis.

If excavated materials are not possible to transport away the excavated material within the same day, the material should be covered by tarpaulin/impervious sheets. Stockpiles of construction materials (for examples aggregate, fill materials) of more than 50 m³ in an open area shall also be covered with tarpaulin or similar fabric during rainstorms.

All runoff discharged into the existing drainage system will be settled in a silt trap to ensure no sediment will be discharged into the channel. Silt traps will normally be provided along the site drainage immediately upstream of the proposed discharge point to the existing Site. The silt traps will be inspected daily and immediately after each rainstorm.

Liaison will be carried out with relevant parties regarding temporary drainage arrangements to ensure that the drainage system is functioning adequately.

7 Conclusions

7.1 Conclusions

The analyzed catchment area of 800m² consists of the site area of the proposed Application Site only and no external catchment area had been identified.

Existing flat channel and gullies are proposed to keep on site to convey runoff from the application site for collection. The proposed flat channels and gullies are located along the middle of the application site.

The assessment reviews the gullies have the sufficient spacing to cater for the drainage flow from the Application Site.

Mitigation measures are proposed during the construction period and to ensure that the existing drainage system within the site will not be affected during the construction stage.

TEMPORARY DRAINAGE PROPOSAL

APPENDIX A

SITE LAYOUT PLAN



本摘要圖於2024年9月2日擬備，
所根據的資料為測量圖編號
6-SW-19D 和 6-SW-24B
EXTRACT PLAN PREPARED ON 2.9.2024
BASED ON SURVEY SHEETS No.
6-SW-19D and 6-SW-24B

平面圖 SITE PLAN

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/TM-SKW/129

APPENDIX B

LAYOUT PLAN

Application Site

Structure A

Shop & Services
Covered Area: 40m² (ABOUT)
GFA: 80m² (ABOUT)
No.of storey: 2
Height: Not exceeding 7m

Structure B

Shop & Services
Covered Area: 40m² (ABOUT)
GFA: 80m² (ABOUT)
No.of storey: 2
Height: Not exceeding 7m

Structure C

Shop & Services
Covered Area: 40m² (ABOUT)
GFA: 80m² (ABOUT)
No.of storey: 2
Height: Not exceeding 7m

Structure D

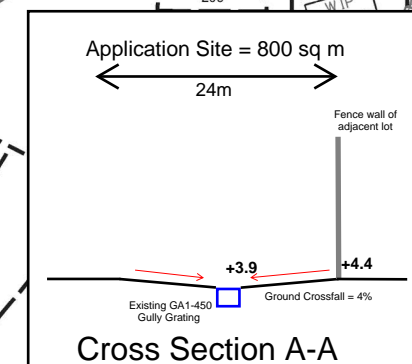
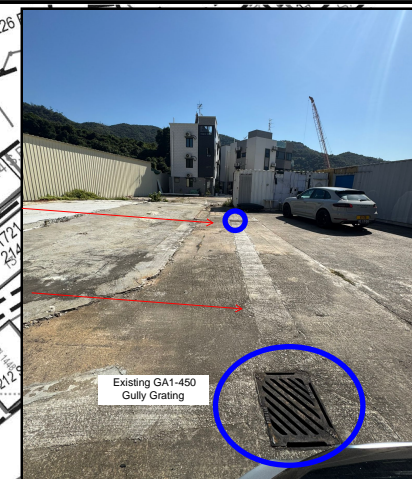
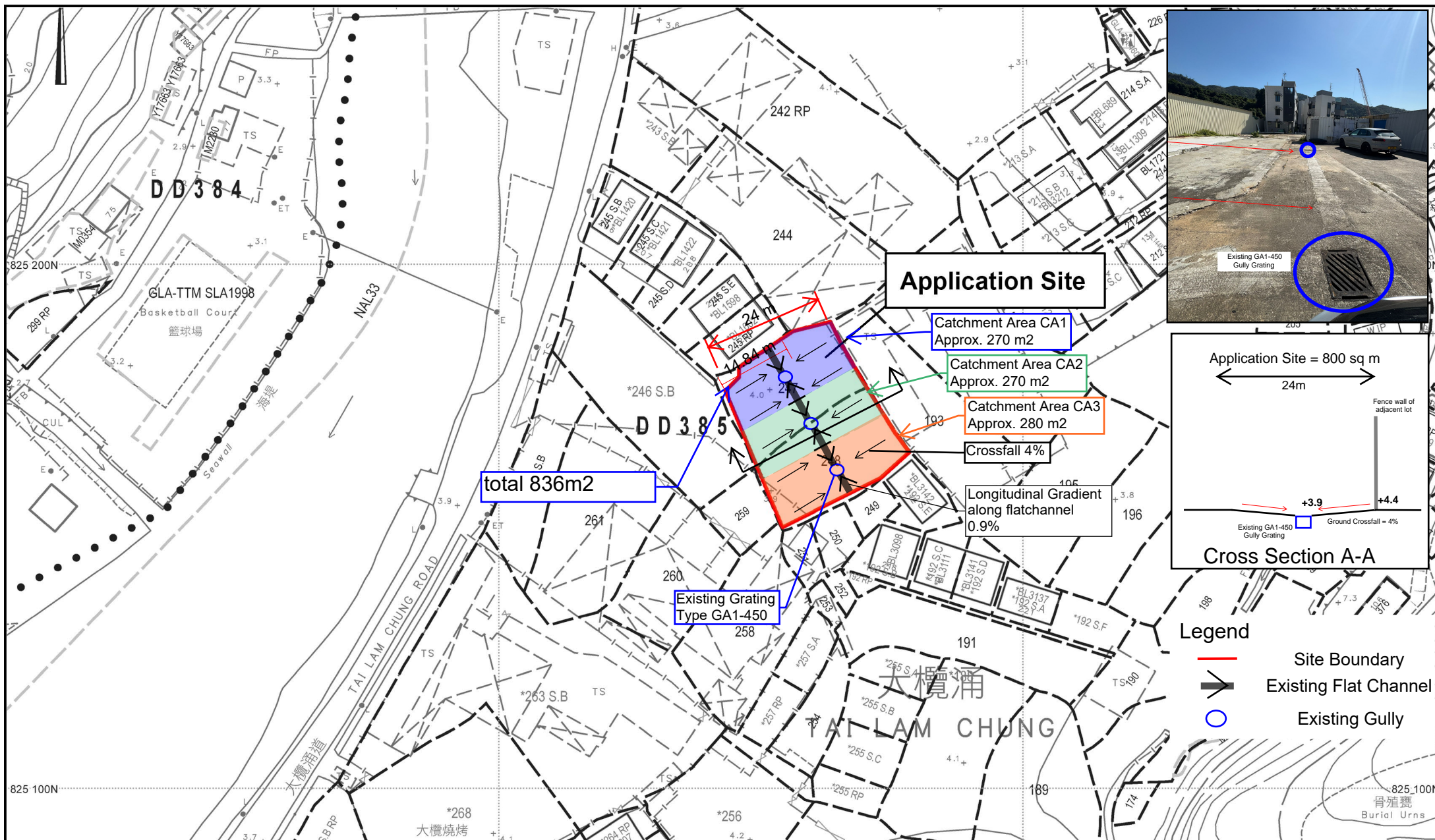
Shop & Services
Covered Area: 40m² (ABOUT)
GFA: 80m² (ABOUT)
No.of storey: 2
Height: Not exceeding 7m

2 loading/unloading
spaces of 5m x 2.5m
for van type vehicle

Ingress/Egress

APPENDIX C

PROPOSED DRAINAGE PLAN



Legend

- Site Boundary
- Existing Flat Channel
- Existing Gully

Project 項目名稱:

Proposed Temporary Shop and Services for a Period of 3 Years at Lots 247 (Part) & 248 (Part) in D.D.385, So Kwun Wat, Tuen Mun, New Territories

Drawing Title 圖紙標題:

Site Plan

Remarks 備註:

Drawing No. 圖號:

20240812

APPENDIX D

DESIGN CALCULATION OF THE PROPOSED DRAINAGE SYSTEM

DETERMINE THE CATCHMENT OF AREA

CA1	=	270	(m ²)
CA2	=	270	(m ²)
CA3	=	280	(m ²)

DETERMINE THE INLET TIME

Section	A = Catchment of Area (m ²)		G _{long} Longitudinal Gradient	W Drained Width	X _{fall} Crossfall	n Roughness coeffcient
1	CA1	270	0.9%	12	4.0%	0.013
2	CA2	270	0.9%	12	4.0%	0.013
3	CA3	280	0.9%	12.5	4.0%	0.013

Note: Roughness coefficient refer to Table 4 of "Guidance Notes on Road Pavement Drainage Design" P.27

GULLY SPACING CHECKING

$$L_u = \left(\frac{0.01}{n}\right) \times \frac{A}{W}$$

Section	A Drained Area (m ²)	L _u Gully Spacing (m)
1	150	9.6
2	150	9.6
3	150	9.2

Note: As Longitudinal Gradient >=0.5%, read drained area, A, from Chart 1A of "Guidance Notes on Road Pavement Drainage Design" P.34

FACTORED GULLY SPACING CHECKING

$$L = L_u \times (1 - RF_{grating}) \times (1 - RF_{debris})$$

RF_{grating}=Reduction factor for gully efficiency, from Table 5 of "Guidance Notes on Road Pavement Drainage Design" P.27

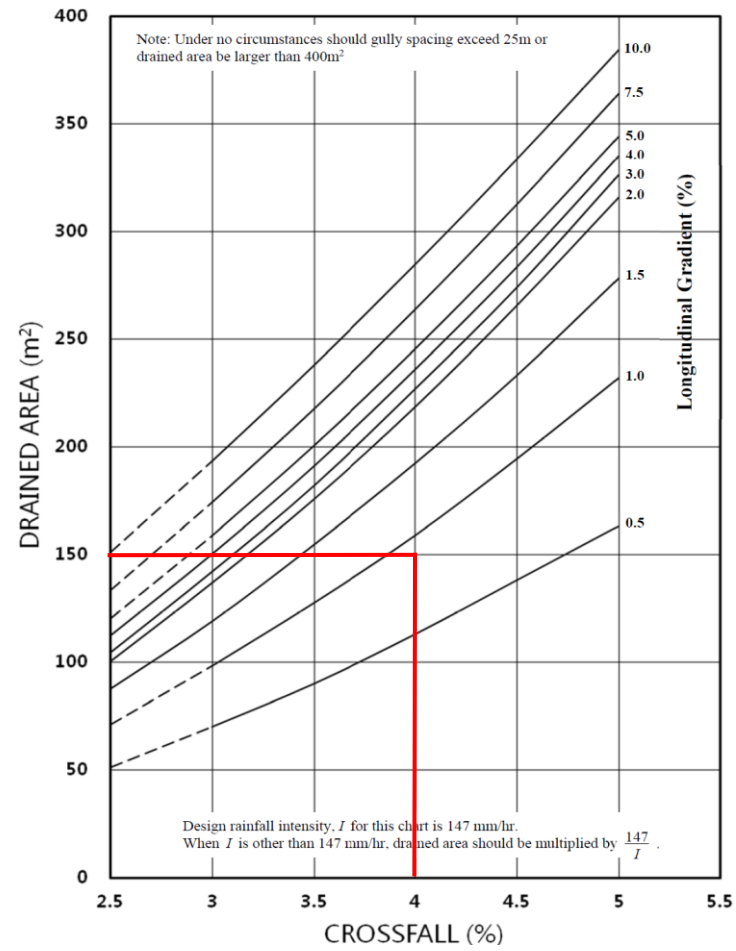
RF_{debris}=Reduction factor for blockage by debris, from Table 6 of "Guidance Notes on Road Pavement Drainage Design" P.27

Considered the site area not locate at roadside, RF_{debris} assumed as 0%

Section	Rf _{grating}	L _u Gully Spacing (m)
1	0%	9.6
2	0%	9.6
3	0%	9.2

For	section no.	1	, Actual Gully Spacing	=	9.00	m	< 9.6m, O.K.
For	section no.	2	, Actual Gully Spacing	=	9.00	m	< 9.6m, O.K.
For	section no.	3	, Actual Gully Spacing	=	9.00	m	< 9.2m, O.K.

Design Chart 1A
General Calculation of Drained Area (Gradient $\geq 0.5\%$)



Road Surface	n
Concrete without flat channel	0.015
Concrete with flat channel	0.013
Bituminous Wearing Course	0.013
Precast block paving	0.015
Stone Mastic Asphalt (SMA) Wearing Course and Friction Course	0.016

Table 4: Roughness Coefficients for Different Types of Road Surface

Type of Grating	RF _{grating}
GA1-450	0%
GA2-325	15%

Table 5: Reduction Factors for Gully Efficiency

Roads / Road Sections		RF _{debris}
Expressways		
longitudinal gradient less than 0.5% & near sag points		15%
longitudinal gradient 0.5% or more	near amenity area or rural area	10%
	other sections	5%
Normal Roads		
longitudinal gradient less than 0.5%		20%
longitudinal gradient 0.5% or more	near sag points or blockage blackspot, e.g. streets with markets or hawkers	20%
	near amenity area or rural area	20%
	other sections	15%

Table 6: Reduction Factors for Blockage by Debris