

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

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;**
- (ii) Temporary use/development of land and/or building not exceeding 3 years in
rural areas or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時
用途/發展;及**
- (iii) Renewal of permission for temporary use or development in rural areas or
Regulated Areas
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期**

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

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

**General Note and Annotation for the Form
填寫表格的一般指引及註解**

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/Tm/59x
	Date Received 收到日期	15 APR 2024

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

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) 添寶魚農有限公司 Tim Po Fishery and Agriculture 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) Goldrich Planners and Surveyors Ltd. 金潤規劃測量師行有限公司

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 788 (Part), 790 (Part), 793, 794 and 801RP in D.D. 381 and Adjoining Government Land, 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 4,432 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 776 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) 677 sq.m 平方米 <input checked="" 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	Draft Tuen Mun Outline Zoning Plan No. S/TM/38
(e) Land use zone(s) involved 涉及的土地用途地帶	"Open Space" ("O") and "Government, Institution or Community" ("G/IC")
(f) Current use(s) 現時用途	Place of Recreation, Sports or Culture (Barbecue Area and ancillary Electric Kiddie Ride) and Holiday Camp (Private Tent Camping Ground) (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
08/02/2024 (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 08/02/2024 (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

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 □About 約
	Non-domestic part 非住用部分		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請			
(a) Operation involved 涉及工程	<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
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))			
(b) Intended use/development 有意進行的用途/發展			

(iii) For Type (iii) application 供第(iii)類申請														
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置													
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置													
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度													
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)														

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

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development 擬議用途/發展

"Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area and ancillary Electric Kiddie Ride) and Temporary Holiday Camp (Private Tent Camping Ground)" for a Period of 6 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	776	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	0.175		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	17.5	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	17		
Proposed no. of storeys of each block 每座建築物的擬議層數	1	storeys 層	
		<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
		<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	3.5	mPD 米(主水平基準上)	<input type="checkbox"/> About 約
		m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

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

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

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

Please refer to Layout Plan (Plan 3) for details.

.....

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

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

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

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	Please refer to Layout Plan (Plan 3) for details.
.....
.....
.....
.....

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

Open Space, Tent Camping Ground, Barbecue Area and ancillary Electric Kiddie Ride

.....

擬議發展計劃的預計完成時間

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Existing Use

擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p><u>A local track connecting to Ching Lai Road</u></p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 <u>1</u></p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/></p>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 70 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.1 m 米 <input checked="" type="checkbox"/> About 約</p> <p><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</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <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) 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>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

10. Justifications 理由

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

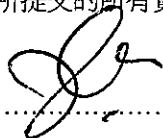
Please refer to Appendix I.

11. Declaration 聲明

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

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

Signature
簽署



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

LAU TAK FRANCIS

Planning Manager

Name in Block Letters

Position (if applicable)

姓名（請以正楷填寫）

職位（如適用）

Professional Qualification(s)

專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 MRTPI, FRICS, RPS(GP)

on behalf of

代表

Goldrich Planners and Surveyors Limited



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

Date 日期

26/02/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

For Developments involving Columbarium Use, please also complete the following:**如發展涉及靈灰安置所用途，請另外填妥以下資料：**Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 788 (Part), 790 (Part), 793, 794 and 801RP in D.D. 381 and Adjoining Government Land, Tuen Mun, New Territories		
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> 4,432 sq. m 平方米 <input checked="" type="checkbox"/> About 約 </div> <div style="display: flex; justify-content: space-between;"> (includes Government land of 包括政府土地 677 sq. m 平方米 <input checked="" type="checkbox"/> About 約) </div>		
Plan 圖則	Draft Tuen Mun Outline Zoning Plan No. S/TM/38		
Zoning 地帶	"Open Space" ("O") and "Government, Institution or Community" ("G/IC")		
Applied use/ development 申請用途/發展	"Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area and ancillary Electric Kiddie Ride) and Temporary Holiday Camp (Private Tent Camping Ground)" for a Period of 6 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	776 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.175 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	17	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	3.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	17.5 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	1 1

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
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 checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan (Plan 1), Lot Index Plan (Plan 2), Plan showing the distance between the foot of the man-made slope and the nearest structure (Plan 4), Drainage Proposal (Plan 5), Viewpoints of Site Photographs taken on 24.7.2021 (Plan 6), Aerial Photo showing the Existing Tree Groups in the vicinity (Plan 8) and Plan showing the Loading/Unloading Space for LGV (Plan 9)		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>

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。

Executive Summary

1. The application site is on Lots 788 (Part), 790 (Part), 793, 794 and 801R.P. in D.D. 381 and Adjoining Government Land, Tuen Mun, New Territories.
2. The applied use is "Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area and ancillary Electric Kiddie Ride) and Temporary Holiday Camp (Private Tent Camping Ground)" for a Period of 6 Years.
3. The site falls within "Open Space" zone. Place of Recreation, Sports or Culture and Holiday Camp use may be permitted on application to the Town Planning Board.
4. The site area is about 4,432 m² which includes 677 m² of Government Land
5. A total of 17 temporary structures (total floor area of about 776 m²) are proposed on the site for office, service counters, staff pantry, storage, function room, open shed, toilet and paved walkway with hand rails uses (floor area of about 70 m²).
6. The site is accessible via Castle Peak Road – Tai Lam and a walkway leading from the public staircase to the site.
7. The operation hours are 24 hours every day (including Sundays and public holidays).

行政摘要

1. 申請地點位於新界屯門丈量約份第 381 約地段第 788 號(部分)、第 790 號(部分)、第 793 號、第 794 號及第 801 號餘段和毗連政府土地。
2. 申請用途為「擬議臨時康體文娛場所(燒烤場及附屬小童電動車場)及臨時度假營(私人帳幕營地)」(為期六年)的規劃許可申請。
3. 申請地點位於「休憩用地」用途地帶。康體文娛場所及度假營用途，如向城市規劃委員會申請許可，或會獲得批准。
4. 申請面積為大約 4,432 平方米，包括約 677 平方米的政府土地。
5. 申請地點擬議提供 17 個臨時構築物 (總樓面面積約 776 平方米)作辦公室、服務部、員工茶水間、貯物室、活動室、開放式蔭棚、廁所及扶手行人道用途 (樓面面積約 70 平方米)。
6. 申請地點可經青山公路 - 大欖段到達及一條由公共樓梯至場地的通道。
7. 營業時間為每天 24 小時營業(星期日及公眾假期照常營業)。

Justifications

1. Applied Use

- 1.1. The applied use is “Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area and ancillary Electric Kiddie Ride) and Temporary Holiday Camp (Private Tent Camping Ground)” for a Period of 6 Years.

2. Location

- 2.1. The application site is on Lots 788 (Part), 790 (Part), 793, 794 and 801R.P. in D.D. 381 and Adjoining Government Land, Tuen Mun, New Territories.

3. Site Area

- 3.1. The site area is about 4,432 m² which includes 677 m² of Government Land.

4. Town Planning Zoning

- 4.1. The application site falls within the area zoned “Open Space” (“O”) and “Government, Institution or Community” (“G/IC”) on the Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/38.
- 4.2. The planning intention of this “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 4.3. This planning intention of this “G/IC” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 4.4. Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area and ancillary Electric Kiddie Ride) and Temporary Holiday Camp (Private Tent Camping Ground) are in line with the planning intention of this zone.

5. Development parameters

Operation Hours

- 5.1. The operation hours are 24 hours every day, including Sundays and public holidays.

Estimated number of visitors

- 5.2. About 40 visitors is anticipated during weekends and holidays and about 20 visitors during weekdays. The maximum number of visitors will be about 40 persons per day.

Proposed Ancillary Electric Kiddie Ride Area

- 5.3. The open space at the western side of the site will be used for “Ancillary Electric Kiddie Ride Area”. It serves the children at 3 to 8 years old. A maximum of 4 vehicles will be ridden at the same time. Please refer to the Layout Plan (Plan 3a) and attached photograph for details.

Proposed Structures

- 5.4. There are 17 temporary 1-storey structures with a total floor area of about 776 m² at a height of about 3.5m. All structures are built of temporary material, including metal sheets and container-converted structures. Please refer to the Layout Plan (Plan 3) for details.

Proposed Structures

No.	Structure	Floor Area (about)	Covered Area (about)	Height (about)	No. of storey
1.	Office	33 m ²	33 m ²	3.5 m	1
2.	Service Counter	29 m ²	29 m ²		
3.	Service Counter	29 m ²	29 m ²		
4.	Staff Pantry	43 m ²	43 m ²		
5.		22 m ²	22 m ²		
6.		43 m ²	43 m ²		
7.	Storage	22 m ²	22 m ²		
8.	Storage	43 m ²	43 m ²		
9.	Function Room	60 m ²	60 m ²		
10.	Open Shed	189 m ²	189 m ²		
11.	Toilets	19 m ²	19 m ²		
12.		19 m ²	19 m ²		
13.	Function Room	50 m ²	50 m ²		
14.	Storage	25 m ²	25 m ²		
15.	Function Room	75 m ²	75 m ²		
16.	Storage	25 m ²	25 m ²		
17.	Function Room	50 m ²	50 m ²		
Total		<u>776 m²</u>	<u>776 m²</u>		

Proposed paved walkway with hand rails

18	Paved walkway with hand rails	70 m ²	70 m ²	-	-
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6. Similar Applications in Vicinity

- 6.1. There are a few similar approved cases in the vicinity in Siu Lam area (under a different OZP no. S/TM-SKW/14).

Application No.	Applied Use	Decision
A/TM-SKW/42	Temporary Barbecue Area with Structures for a Period of 3 Years	Approved on 28.5.2004
A/TM-SKW/47	Temporary Barbecue Area with Structures for a Period of 3 Years	Approved on 10.3.2006
A/TM-SKW/48	Temporary Barbecue Area for a period of 3 years	Approved on 23.6.2006
A/TM-SKW/54	Temporary Barbecue Area for a Period of 3 Years	Approved on 28.9.2007
A/TM-SKW/57	Temporary Barbecue Area for a Period of 3 Years	Approved on 9.5.2008
A/TM-SKW/63	Temporary Barbecue Area with Structures for a Period of 3 Years	Approved on 24.7.2009
A/TM-SKW/67	Temporary Barbecue Area For a Period of 3 Years	Approved on 17.6.2011
A/TM-SKW/78	Temporary Barbecue Area For a Period of 3 Years	Approved on 1.3.2013
A/TM-SKW/93	Temporary Barbecue Area for a Period of 3 Years	Approved on 18.12.2015
A/TM-SKW/94	Temporary Barbecue Area for a Period of 3 Years	Approved on 4.3.2016
A/TM-SKW/101	Temporary Barbecue Area for a Period of 3 Years	Approved on 31.5.2019
A/TM-SKW/114	Renewal of Planning Approval for Temporary Barbecue Area for a Period of 3 Years	Approved on 20.5.2022

7. Justifications

Planning Intention of the “O” and “G/IC” zone

- 7.1. The planning intention of this “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area and ancillary Electric Kiddie Ride) and Temporary Holiday Camp (Private Tent Camping Ground) are in line with the planning intention of this zone.
- 7.2. This planning intention of this “G/IC” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. Open space for vehicular access and manoeuvring does not jeopardize the planning intention of this zone.

Compatibility with surrounding environment

- 7.3. The proposed use is compatible with the surrounding uses that are comprised of mainly open areas. Residential uses of 3-storey houses are further away to the east and west. In view of the restricted operation hours and existing landscaping. No significant impact to the surrounding area is anticipated.

No adverse environmental impact

Drainage

- 7.4. The site is at the highest point of the piece of land between Castle Peak Road – Tai Lam and the sea. Surface water from the north is intercepted by a public u-channel system. Surface water will flow downwards to the river at the east and the sea via the woodland to the south.

Sewerage

- 7.5. Replaceable waste tank portable toilet will be used on site. The waste tank will be replaced when it is full. The full waste tank will be handled by professional contractor. It does not involve any construction work for the operation.

No construction debris, silt and sewage will be discharged to or deposited inside the public drains from the site and no blockage will be induced to the natural stream to increase flooding risk.

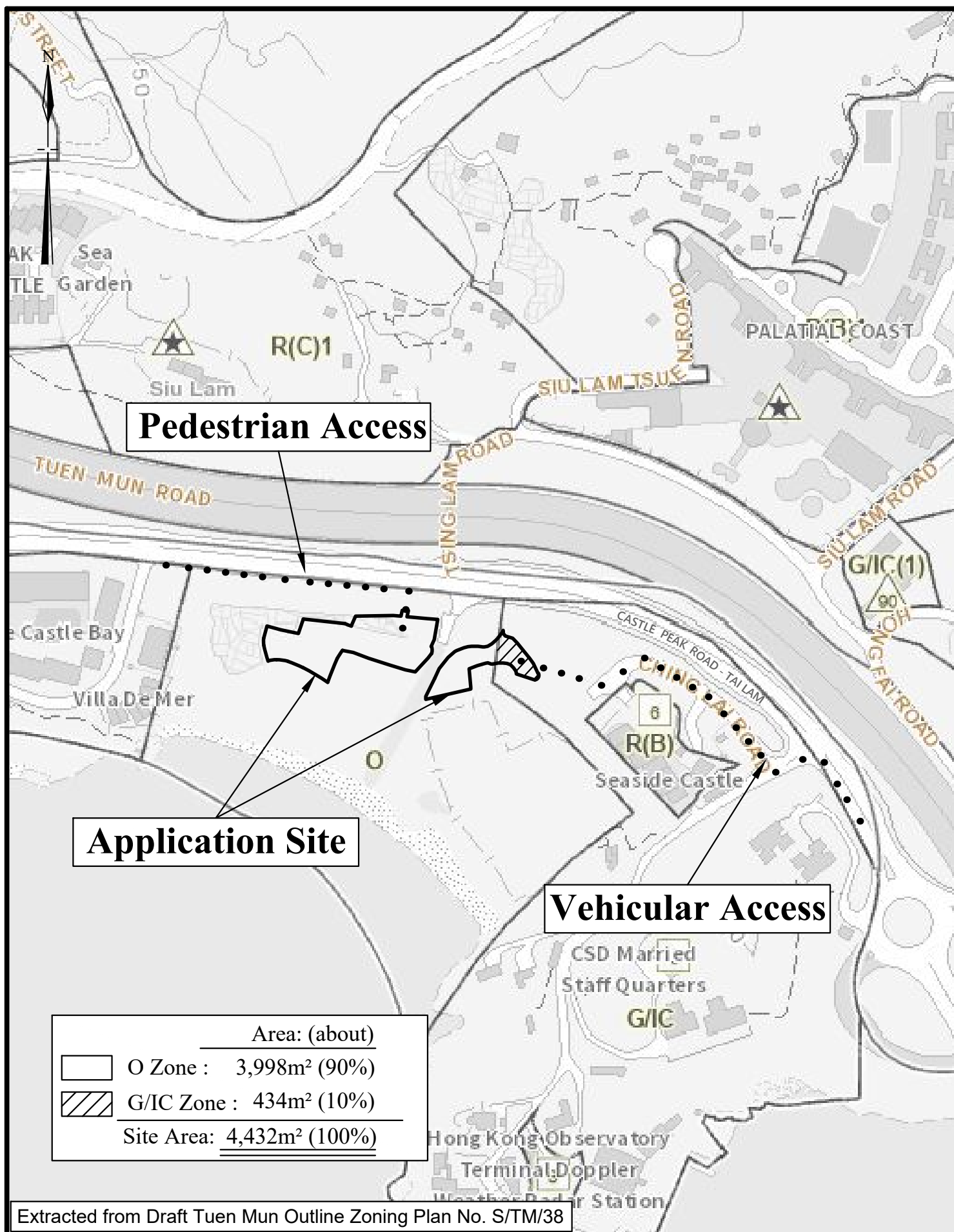
Traffic

- 7.6. The site is accessible via a staircase connecting to Castle Peak Road – Tai Lam. No parking space is provided. Visitors come to the site by public transport.
- 7.7. A loading/unloading space for light goods vehicles is proposed on Lot 790 in D.D. 381. Goods for operation will be unloaded on this lot and delivered to the site by hand. It is estimated that a total of 2 trips (1 in and 1 out) will be generated per week.

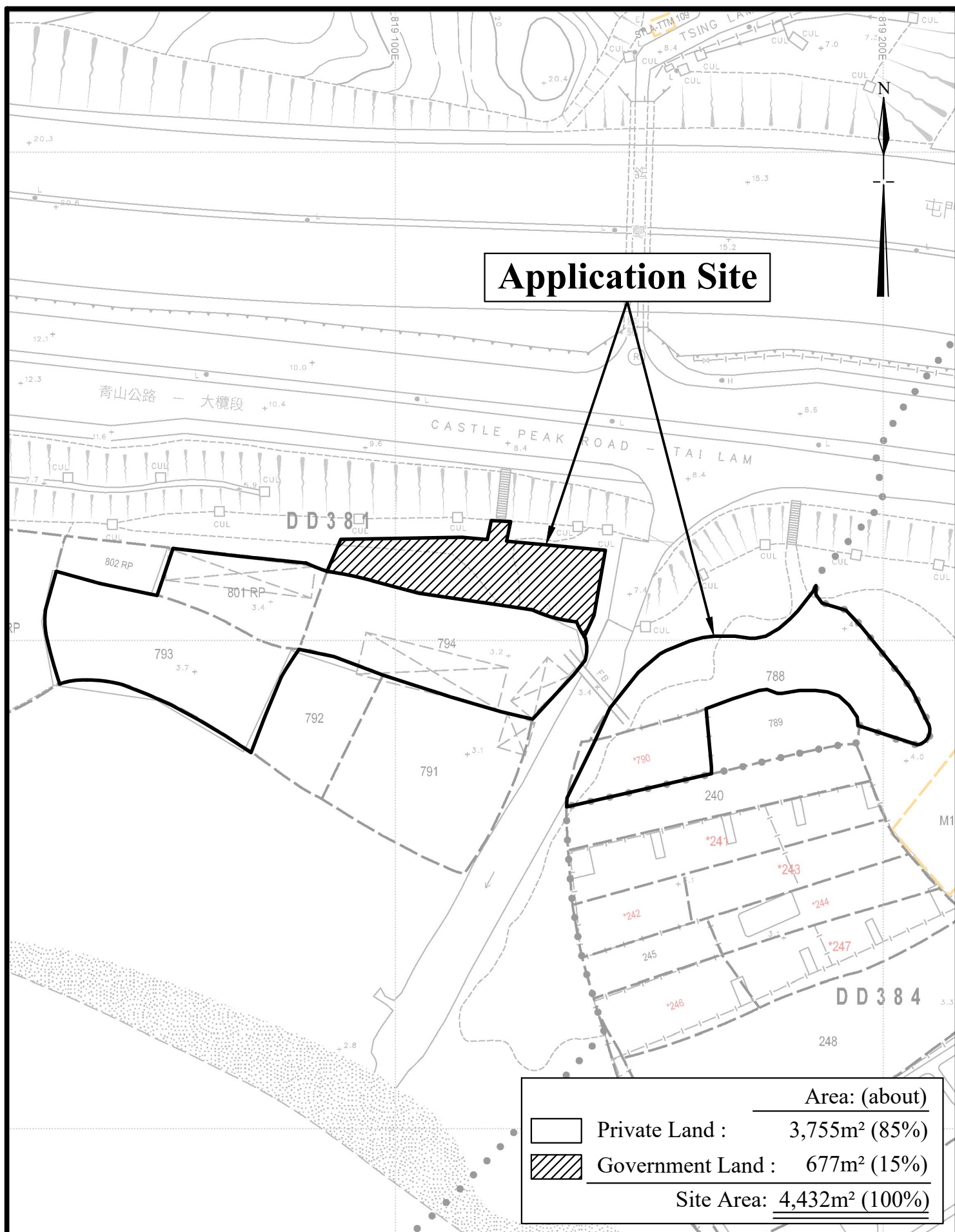
8. Planning Gain

- 8.1. The site is desirable for family and friends to spend quality time together with barbecue and tent camping activities.
- 8.2. The proposed use provides valuable employment opportunities in the local area.

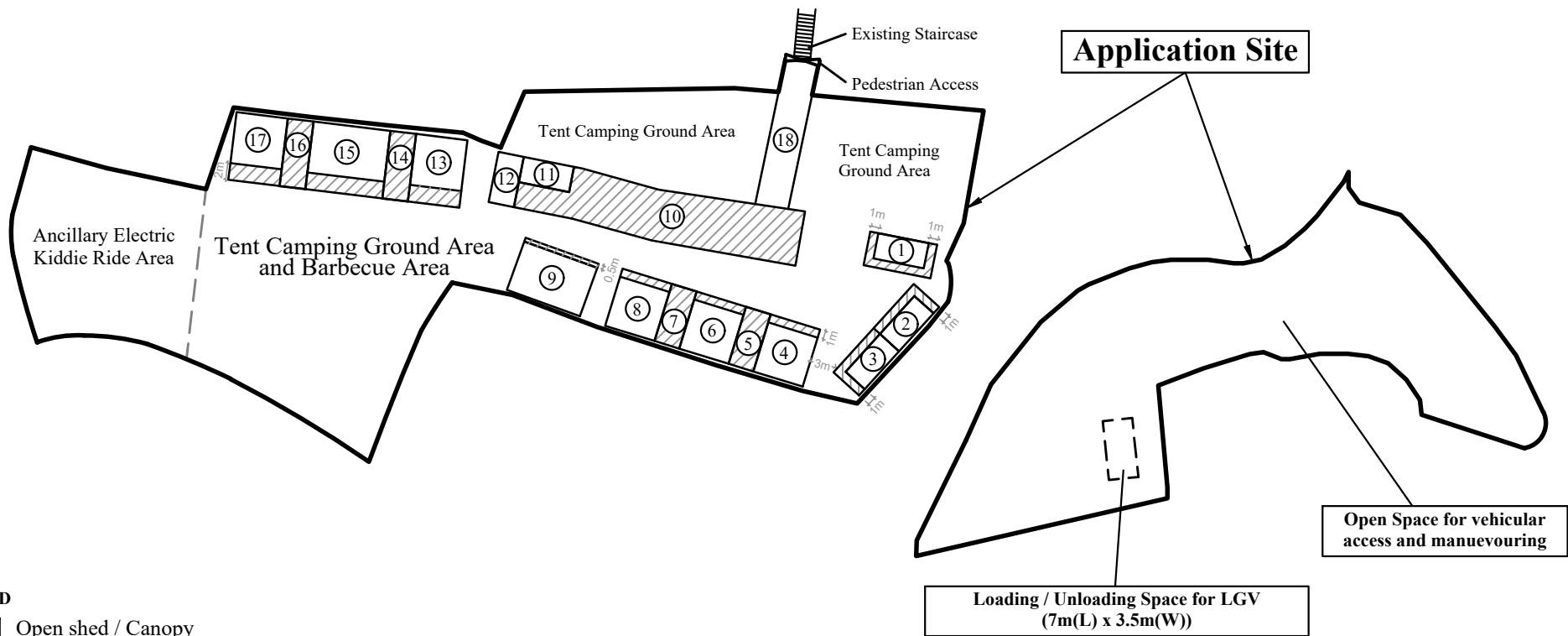
- END -




N.T.S	Location Plan Lots 788(Part), 790(Part), 793, 794 & 801 RP in D. D. 381 and Adjoining Government Land Tuen Mun, New Territories	Goldrich Planners & Surveyors Ltd.
March 2024		Plan 1 (P 22015)



1:1000	Lot Index Plan Lot No. 788(part), 790(part), 793, 794 & 801 RP in D. D. 381 and Adjoining Government Land Tuen Mun, New Territories	Goldrich Planners & Surveyors Ltd.
February 2023		Plan 2 (P 22015)



LEGEND

 Open shed / Canopy

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height	No. of storey	No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height	No. of storey	
1	Office	33m ²	33m ²	3.5m	1	10	Open Shed	227m ²	189m ²	3.5m	1	
2	Service Counter	58m ²	29m ²			11	Toilets		19m ²			
3	Service Counter		29m ²			12			19m ²			
4	Staff Pantry	173m ²	43m ²			13	Function Room	225m ²	50m ²			
5			22m ²			14	Storage		25m ²			
6			43m ²			15	Function Room		75m ²			
7			Storage			22m ²	16		Storage			25m ²
8			Storage			43m ²	17		Function Room			50m ²
9	Function Room	60m ²	60m ²			Total:			<u>776m²</u>			<u>776m²</u>

No.	Structure / Use	Area (about)	Height	Storey
18	Paved Walkway with Hand Rails	70m ²	—	—

1:750 (A4)	LayoutPlan Lot No. 788(part), 790(part), 793, 794 & 801 RP in D. D. 381 and Adjoining Government Land Tuen Mun, New Territories	Goldrich Planners & Surveyors Ltd.
April 2024		Plan 3 (P 22015)

**The proposed use is Temporary Place of Recreation,
Sports or Culture (Barbecue Area and ancillary Electric
Kiddie Ride) and Temporary Holiday Camp (Private Tent
Camping Ground)**

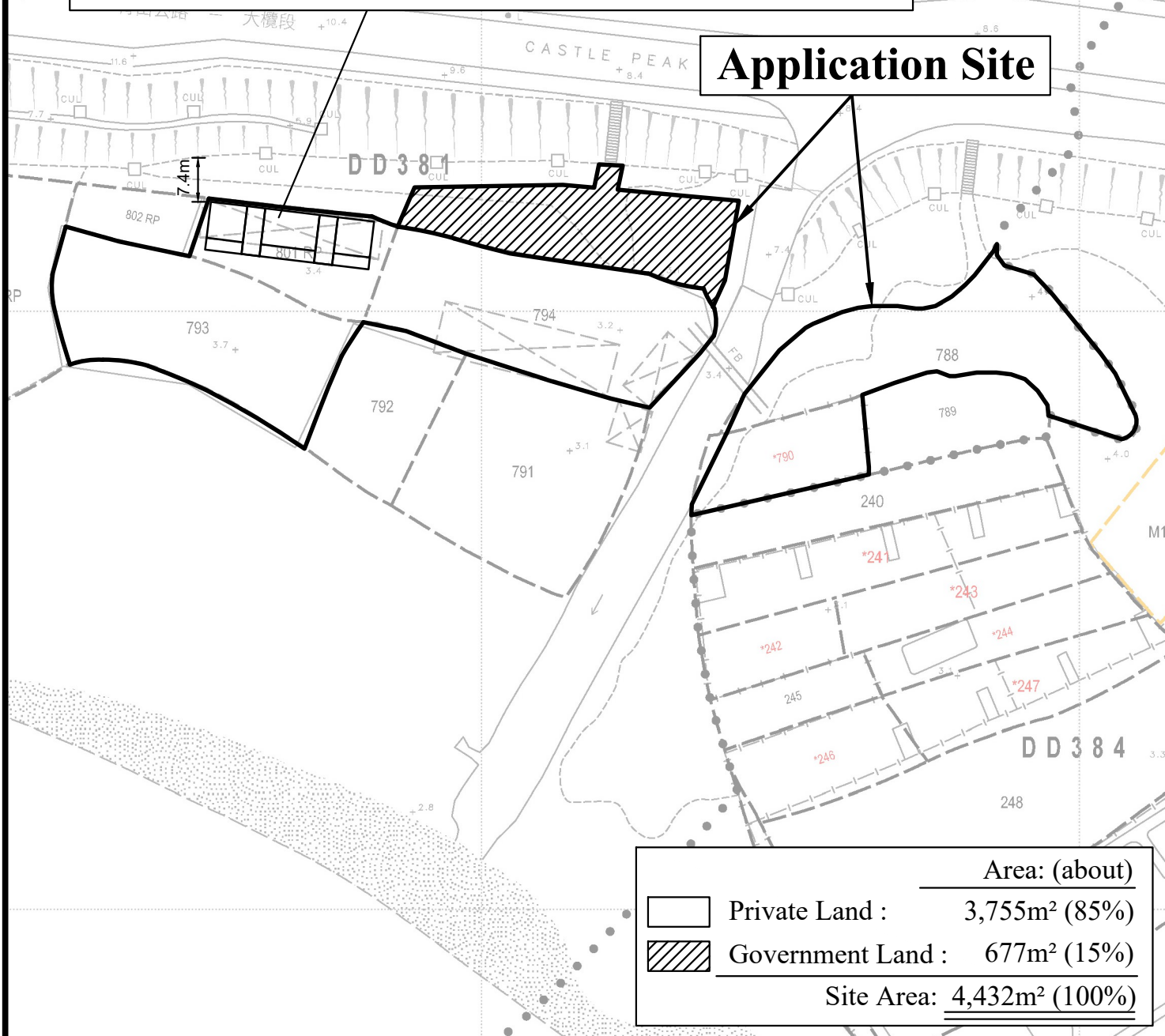
**Three containers are placed on the private lots and some tents
are proposed on the adjacent Government Land.
The nearest distance of the structure is about 7.4m from the foot
of the man-made slope.**



No construction works will be carried out.

**The proposed activity will not affect the stability of the
man-made slope and the retaining wall.**

Therefore no Geotechnical Planning Review Report is required.

Application Site



	Area: (about)
 Private Land :	3,755m ² (85%)
 Government Land :	677m ² (15%)
Site Area: <u>4,432m² (100%)</u>	

1:1000

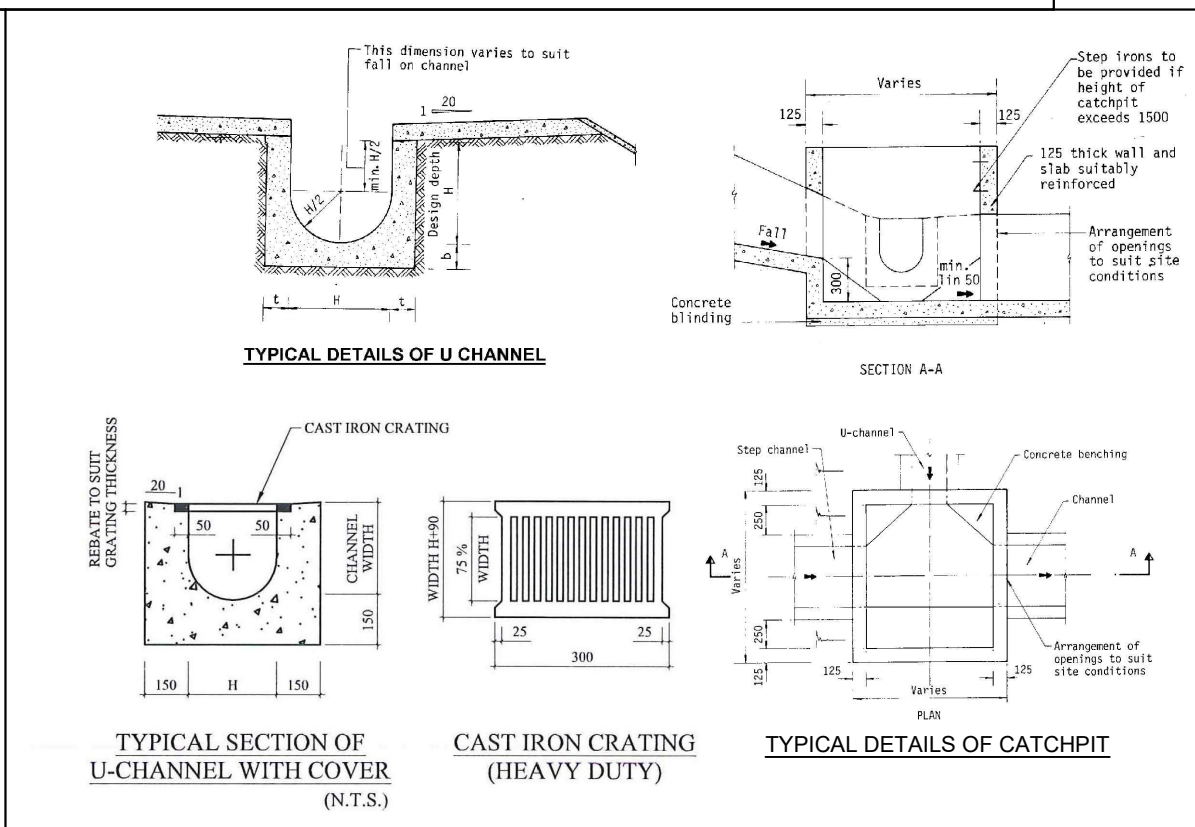
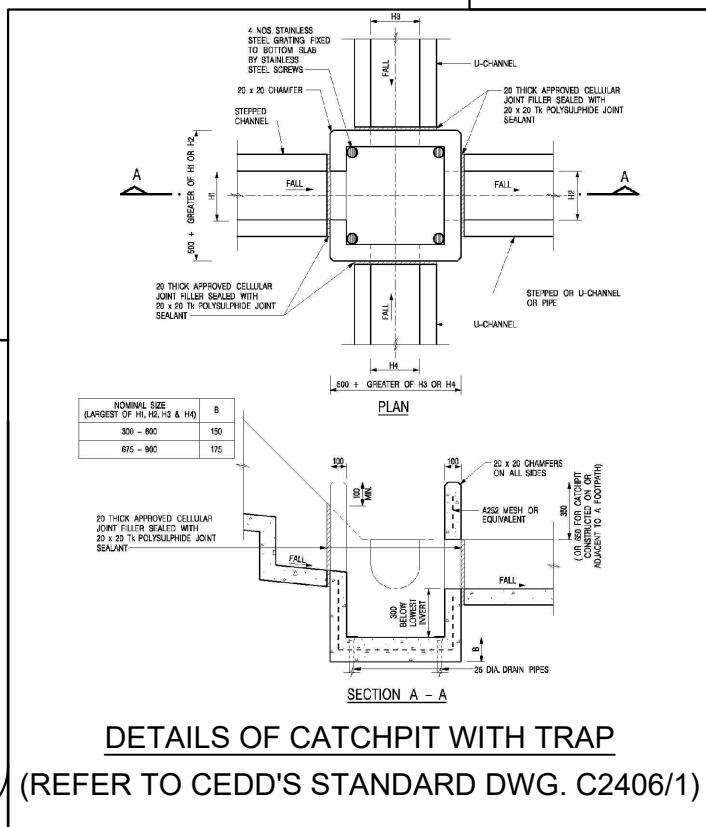
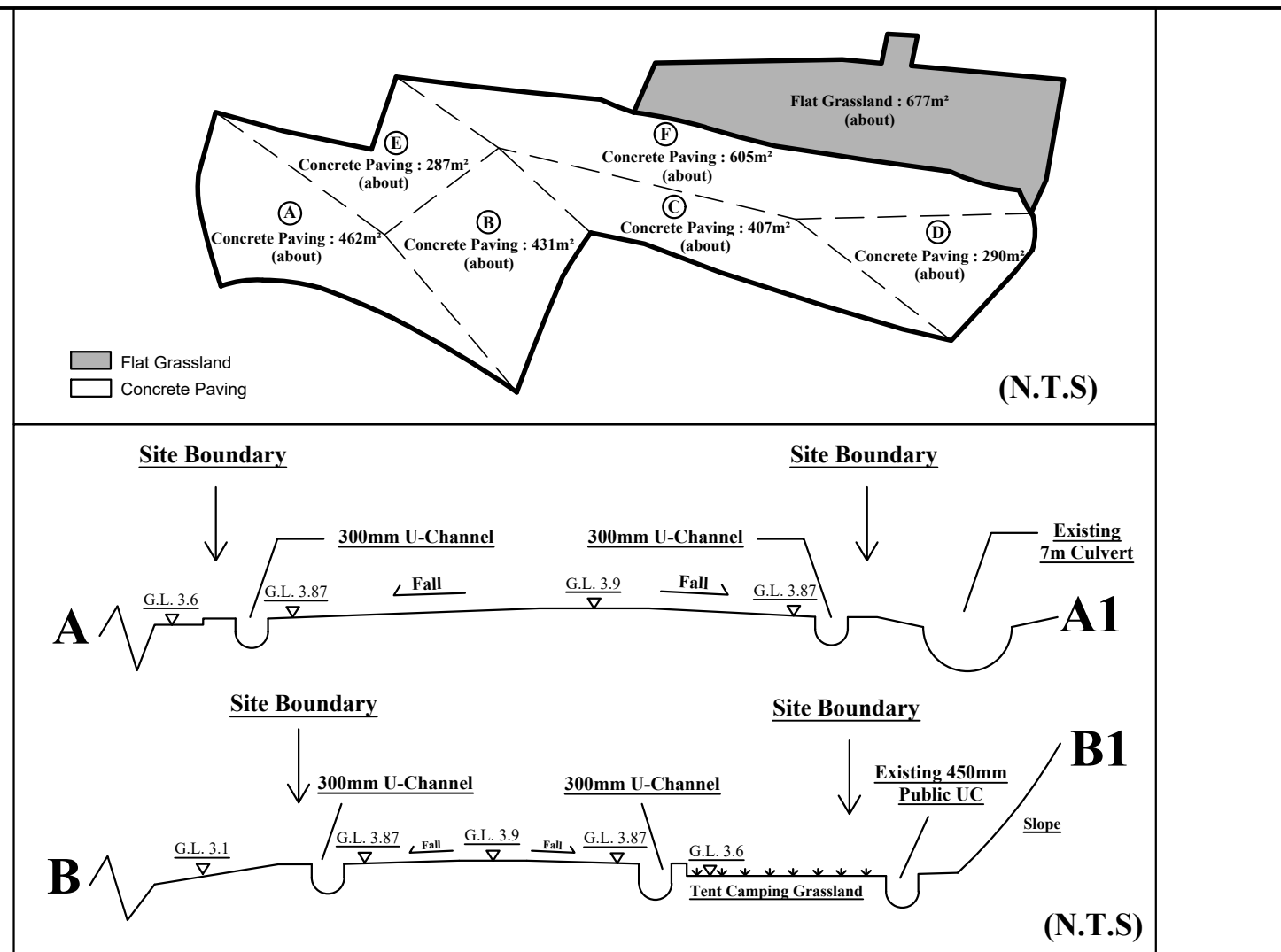
**Plan showing the distance between the foot of
the man-made slope and the nearest structure**

**Goldrich Planners &
Surveyors Ltd.**

April 2024

Lot No. 793, 794 & 801 RP in D. D. 381
and Adjoining Government Land
Tuen Mun, New Territories

**Plan 4
(P 22015)**



1. For Catchment Area A

Ref.

Area, A = 462 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 19.5 m

$$\text{Time of concentration, } t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (19.5) / (0.1^{0.2} \times 462^{0.1}) = 2.4 \text{ min}$$

SDM 7.5.2 (d)

2 For Existing U-Channel in catchment area A1

	From	To
Ground level (mPD)	3.87	3.87
Invert level (mPD)	3.70	3.39

Width of u-channel, w = 300 mm
 Length of u-channel, L_c = 46.8 m
 Depth of vertical part of u-channel, d = 330 mm
 Gradient of u-channel, S_f = (3.7-3.39)/46.8 = 0.007

$$\text{Cross-Section Area, } a = 0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 330 = 0.134 \text{ m}^2$$

$$\text{Wetted Perimeter, } p = \pi r + 2 d = 3.14 \times 150 + 2 \times 330 = 1.131 \text{ m}$$

$$\text{Hydraulic radius, } R = a / p = 0.119 \text{ m}$$

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = R^{1/6} x (RS_f)^{1/2} / n = (0.119)^{1/6} x (0.119 x 0.007)^{1/2} / 0.016 = 1.23 m/s
 Time of flow, t_f = 0.6 min

SDM Table 13
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

$$\text{Design intensity, } i = a / (t_o + t_f + b)^c = 687 / (2.4 + 0.6 + 4.2)^{0.42} \text{ for return period } T = 50 \text{ years} = 299$$

SDM 4.3.2
 SDM Table 3

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Grassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	462.0	438.9
SUM =			438.9

SDM 7.5.2 (b)

$$\text{Upstream flow, } Q_u = 0 \text{ m}^3/\text{s}$$

$$\text{Design flow, } Q_d = 0.278i \sum C_j A_j + Q_u \text{ where } A_j \text{ is in km}^2 = 0.278 \times 299 \times 438.9 / 1000000 + 0 = 0.036 \text{ m}^3/\text{s}$$

SDM 7.5.2 (a)

$$\text{Allowable flow, } Q_a = a \times v = 0.134 \times 1.23 = 0.165 \text{ m}^3/\text{s}$$

$$> Q_d \text{ (O.K.)}$$

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

Drainage Calculation

Goldrich Planners &
 Surveyors Ltd.

June 2023

Lots 793, 794 and 801 RP in D.D. 381 and Adjoining Government
 Land, Tuen Mun, New Territories

Page 1
 (P22015)

1 For Catchment Area B

Area, A = 431 m²
Average slope, H = 0.1 m per 100m
Distance on the line of natural flow, L = 24 m

$$\text{Time of concentration, } t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (24) / (0.1^{0.2} \times 431^{0.1}) = 3.0 \text{ min}$$

SDM 7.5.2 (d)

2 For Existing U-Channel in catchment area A1

	From	To
Ground level (mPD)	3.87	3.87
Invert level (mPD)	3.39	3.23

Width of u-channel, w = 300 mm
Length of u-channel, L_c = 23.4 m
Depth of vertical part of u-channel, d = 490 mm
Gradient of u-channel, S_f = (3.39-3.23)/23.4 = 0.007

$$\begin{aligned} \text{Cross-Section Area, } a &= 0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 490 \\ &= 0.182 \text{ m}^2 \\ \text{Wetted Perimeter, } p &= \pi r + 2 d = 3.14 \times 150 + 2 \times 490 \\ &= 1.451 \text{ m} \\ \text{Hydraulic radius, } R &= a / p \\ &= 0.126 \text{ m} \end{aligned}$$

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
Allowable velocity, v = R^{1/6} x (RS_f)^{1/2} / n = (0.126)^{1/6} x (0.126 x 0.007)^{1/2} / 0.016 = 1.30 m/s
Time of flow, t_f = 0.3 min

SDM Table 13
SDM Table 12

4 Use "Rational Method" for calculation of design flow

$$\begin{aligned} \text{Design intensity, } i &= a / (t_o + t_f + b)^c \\ &= 687 / (3 + 0.3 + 4.2)^{0.42} \text{ for return period } T = 50 \text{ years} \\ &= 295 \end{aligned}$$

SDM 4.3.2
SDM Table 3

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Grassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	431.0	409.5
SUM =			409.5

SDM 7.5.2 (b)

$$\text{Upstream flow, } Q_u = 0.036 \text{ m}^3/\text{s}$$

$$\begin{aligned} \text{Design flow, } Q_d &= 0.278 i \sum C_i A_i + Q_u \text{ where } A_i \text{ is in km}^2 \\ &= 0.278 \times 295 \times 409.45 / 1000000 + 0.036 \\ &= 0.070 \text{ m}^3/\text{s} \end{aligned}$$

SDM 7.5.2 (a)

$$\begin{aligned} \text{Allowable flow, } Q_a &= a \times v \\ &= 0.182 \times 1.3 \\ &= 0.236 \text{ m}^3/\text{s} \end{aligned}$$

$$> Q_d \text{ (O.K.)}$$

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

Drainage Calculation

Goldrich Planners &
Surveyors Ltd.

June 2023

Lots 793, 794 and 801 RP in D.D. 381 and Adjoining Government Land,
Tuen Mun, New Territories

Page 2
(P22015)

1 For Catchment Area C

Ref.

Area, A = 407 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 16.5 m

$$\text{Time of concentration, } t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (16.5) / (0.1^{0.2} \times 407^{0.1}) = 2.1 \text{ min}$$

SDM 7.5.2 (d)

2 For Existing U-Channel in catchment area A1

	From	To
Ground level (mPD)	3.87	3.87
Invert level (mPD)	3.23	2.90

Width of u-channel, w = 300 mm
 Length of u-channel, L_c = 50.1 m
 Depth of vertical part of u-channel, d = 820 mm
 Gradient of u-channel, S_f = (3.23-2.9)/50.1 = 0.007

$$\begin{aligned} \text{Cross-Section Area, } a &= 0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 820 \\ &= 0.281 \text{ m}^2 \\ \text{Wetted Perimeter, } p &= \pi r + 2 d = 3.14 \times 150 + 2 \times 820 \\ &= 2.111 \text{ m} \\ \text{Hydraulic radius, } R &= a / p \\ &= 0.133 \text{ m} \end{aligned}$$

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = R^{1/6} x (RS_f)^{1/2} / n = (0.133)^{1/6} x (0.133 x 0.007)^{1/2} / 0.016 = 1.32 m/s
 Time of flow, t_f = 0.6 min

SDM Table 13
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

$$\begin{aligned} \text{Design intensity, } i &= a / (t_o + t_f + b)^c \\ &= 687 / (2.1 + 0.6 + 4.2)^{0.4} \text{ for return period } T = 50 \text{ years} \\ &= 305 \end{aligned}$$

SDM 4.3.2
 SDM Table 3

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Grassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	407.0	386.7
SUM =			386.7

SDM 7.5.2 (b)

$$\text{Upstream flow, } Q_u = 0.07 \text{ m}^3/\text{s}$$

$$\begin{aligned} \text{Design flow, } Q_d &= 0.278i \sum C_j A_j + Q_u \text{ where } A_j \text{ is in km}^2 \\ &= 0.278 \times 305 \times 386.65 / 1000000 + 0.07 \\ &= 0.103 \text{ m}^3/\text{s} \end{aligned}$$

SDM 7.5.2 (a)

$$\begin{aligned} \text{Allowable flow, } Q_a &= a \times v \\ &= 0.281 \times 1.32 \\ &= 0.372 \text{ m}^3/\text{s} \end{aligned}$$

$$> Q_d \text{ (O.K.)}$$

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

Drainage Calculation

Goldrich Planners &
 Surveyors Ltd.

June 2023

Lots 793, 794 and 801 RP in D.D. 381 and Adjoining Government
 Land, Tuen Mun, New Territories

Page 3
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1 For Catchment Area D	Ref.																
Area, A = 290 m ² Average slope, H = 0.1 m per 100m Distance on the line of natural flow, L = 27.8 m Time of concentration, t _o = 0.14465L / (H ^{0.2} A ^{0.1}) = 0.14465 (27.8) / (0.1 ^{0.2} ×290 ^{0.1}) = 3.6 min	SDM 7.5.2 (d)																
2 For Existing U-Channel in catchment area A1																	
<table><tr><td></td><td>From</td><td>To</td></tr><tr><td>Ground level (mPD)</td><td>3.87</td><td>3.87</td></tr><tr><td>Invert level (mPD)</td><td>3.04</td><td>2.90</td></tr></table> Width of u-channel, w = 300 mm Length of u-channel, L _c = 20.7 m Depth of vertical part of u-channel, d = 820 mm Gradient of u-channel, S _f = (3.04-2.9)/20.7 = 0.007 Cross-Section Area, a = 0.5 π r ² + w d = 0.5 × 3.14 × 150 ² + 300 × 820 = 0.281 m ² Wetted Perimeter, p = π r + 2 d = 3.14 × 150 + 2 × 820 = 2.111 m Hydraulic radius, R = a / p = 0.133 m		From	To	Ground level (mPD)	3.87	3.87	Invert level (mPD)	3.04	2.90	SDM 8.2.1							
	From	To															
Ground level (mPD)	3.87	3.87															
Invert level (mPD)	3.04	2.90															
3 Use Manning Equation for estimating velocity of stormwater																	
Take n = 0.016 for concrete lined channels:- Allowable velocity, v = R ^{1/6} × (RS _f) ^{1/2} / n = (0.133) ^{1/6} × (0.133 × 0.007) ^{1/2} / 0.016 = 1.34 m/s Time of flow, t _f = 0.3 min	SDM Table 13 SDM Table 12																
4 Use "Rational Method" for calculation of design flow																	
Design intensity, i = a / (t _o + t _f + b) ^c = 687 / (3.6+0.3+4.2) ^{0.42} for return period T = 50 years = 286	SDM 4.3.2 SDM Table 3																
<table><tr><td>Type of surface</td><td>Runoff Coefficient C</td><td>Catchment Area A (m²)</td><td>C × A</td></tr><tr><td>Flat Glassland(heavy soil)</td><td>0.25</td><td>0.0</td><td>0.0</td></tr><tr><td>Concrete Paving</td><td>0.95</td><td>290.0</td><td>275.5</td></tr><tr><td colspan="3">SUM =</td><td>275.5</td></tr></table> Upstream flow, Q _u = 0 m ³ /s Design flow, Q _d = 0.278i Σ C _f A _f + Q _u where A _f is in km ² = 0.278 × 286 × 275.5 / 1000000 + 0 = 0.022 m ³ /s Allowable flow, Q _a = a × v = 0.281 × 1.34 = 0.377 m ³ /s > Q _d (O.K.)	Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C × A	Flat Glassland(heavy soil)	0.25	0.0	0.0	Concrete Paving	0.95	290.0	275.5	SUM =			275.5	SDM 7.5.2 (b) <
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C × A														
Flat Glassland(heavy soil)	0.25	0.0	0.0														
Concrete Paving	0.95	290.0	275.5														
SUM =			275.5														

1. For Channel Section S1

Ref.

Area, A = 0 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 0 m

Time of concentration, $t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (0) / (0.1^{0.2} \times 0^{0.1})$
 = 0.0 min

SDM 7.5.2 (d)

2 For Existing U-Channel in catchment area A1

	From	To
Ground level (mPD)	3.87	3.87
Invert level (mPD)	2.90	2.88

Width of u-channel, w = 300 mm
 Length of u-channel, $L_c = 2$ m
 Depth of vertical part of u-channel, d = 840 mm
 Gradient of u-channel, $S_f = (2.9-2.88)/2 = 0.010$

Cross-Section Area, a = $0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 840$

= 0.287 m²

Wetted Perimeter, p = $\pi r + 2 d = 3.14 \times 150 + 2 \times 840$

= 2.151 m

Hydraulic radius, R = a / p

= 0.134 m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = $R^{1/6} \times (RS_f)^{1/2} / n = (0.134)^{1/6} \times (0.134 \times 0.01)^{1/2} / 0.016$
 = 1.63 m/s
 Time of flow, $t_f = 0.02$ min

SDM Table 13

SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_o + t_f + b)^c$
 = $687 / (0+0.02+4.2)^{0.42}$ for return period T = 50 years
 = 375

SDM 4.3.2

SDM Table 3

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Grassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	0.0	0.0
SUM =			0.0

SDM 7.5.2 (b)

Upstream flow, $Q_u = 0.125$ m³/s

Design flow, $Q_d = 0.278i \sum C_j A_j + Q_u$ where A_j is in km²
 = $0.278 \times 375 \times 0 / 1000000 + 0.125$
 = 0.125 m³/s

SDM 7.5.2 (a)

Allowable flow, $Q_a = a \times v$
 = 0.287×1.63
 = 0.469 m³/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

Drainage Calculation

Goldrich Planners &
Surveyors Ltd.

June 2023

Lots 793, 794 and 801 RP in D.D. 381 and Adjoining Government
Land, Tuen Mun, New Territories

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1. For Catchment Area E

Ref.

Area, A = 287 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 15.8 m

$$\text{Time of concentration, } t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (15.8) / (0.1^{0.2} \times 287^{0.1}) = 2.1 \text{ min}$$

SDM 7.5.2 (d)

2 For Existing U-Channel in catchment area A1

	From	To
Ground level (mPD)	3.87	3.87
Invert level (mPD)	3.69	3.48

Width of u-channel, w = 300 mm
 Length of u-channel, L_c = 31.5 m
 Depth of vertical part of u-channel, d = 240 mm
 Gradient of u-channel, S_f = (3.69-3.48)/31.5 = 0.007

$$\text{Cross-Section Area, } a = 0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 240 = 0.107 \text{ m}^2$$

$$\text{Wetted Perimeter, } p = \pi r + 2 d = 3.14 \times 150 + 2 \times 240 = 0.951 \text{ m}$$

$$\text{Hydraulic radius, } R = a / p = 0.113 \text{ m}$$

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = R^{1/6} x (RS_f)^{1/2} / n = (0.113)^{1/6} x (0.113 x 0.007)^{1/2} / 0.016 = 1.19 m/s
 Time of flow, t_f = 0.4 min

SDM Table 13

SDM Table 12

4 Use "Rational Method" for calculation of design flow

$$\text{Design intensity, } i = a / (t_o + t_f + b)^c = 687 / (2.1 + 0.4 + 4.2)^{0.42} \text{ for return period } T = 50 \text{ years} = 309$$

SDM 4.3.2

SDM Table 3

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Grassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	287.0	272.7
SUM =			272.7

SDM 7.5.2 (b)

$$\text{Upstream flow, } Q_u = 0 \text{ m}^3/\text{s}$$

$$\text{Design flow, } Q_d = 0.278i \sum C_f A_f + Q_u \text{ where } A_f \text{ is in km}^2 = 0.278 \times 309 \times 272.65 / 1000000 + 0 = 0.023 \text{ m}^3/\text{s}$$

SDM 7.5.2 (a)

$$\text{Allowable flow, } Q_a = a \times v = 0.107 \times 1.19 = 0.128 \text{ m}^3/\text{s}$$

$$> Q_d \text{ (O.K.)}$$

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

Drainage Calculation

Goldrich Planners &
Surveyors Ltd.

June 2023

Lots 793, 794 and 801 RP in D.D. 381 and Adjoining Government
Land, Tuen Mun, New Territories

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1. For Catchment Area F

Ref.

Area, A = 605 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 9 m

Time of concentration, $t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (9) / (0.1^{0.2} \times 605^{0.1})$
 = 1.1 min

SDM 7.5.2 (d)

2 For Existing U-Channel in catchment area A1

	From	To
Ground level (mPD)	3.87	3.87
Invert level (mPD)	3.48	2.90

Width of u-channel, w = 300 mm
 Length of u-channel, $L_c = 88.3$ m
 Depth of vertical part of u-channel, d = 820 mm
 Gradient of u-channel, $S_f = (3.48 - 2.9) / 88.3 = 0.007$

Cross-Section Area, $a = 0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 820$
 = 0.281 m²

Wetted Perimeter, $p = \pi r + 2 d = 3.14 \times 150 + 2 \times 820$
 = 2.111 m

Hydraulic radius, $R = a / p$
 = 0.133 m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, $v = R^{1/6} \times (RS_f)^{1/2} / n = (0.133)^{1/6} \times (0.133 \times 0.007)^{1/2} / 0.016$
 = 1.32 m/s
 Time of flow, $t_f = 1.1$ min

SDM Table 13
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, $i = a / (t_o + t_f + b)^c$
 = $687 / (1.1 + 1.1 + 4.2)^{0.42}$ for return period T = 50 years
 = 315

SDM 4.3.2
 SDM Table 3

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Grassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	605.0	574.8
SUM =			574.8

SDM 7.5.2 (b)

Upstream flow, $Q_u = 0.023$ m³/s

Design flow, $Q_d = 0.278i \sum C_j A_j + Q_u$ where A_j is in km²
 = $0.278 \times 315 \times 574.75 / 1000000 + 0.023$
 = 0.073 m³/s

SDM 7.5.2 (a)

Allowable flow, $Q_a = a \times v$
 = 0.281×1.32
 = 0.372 m³/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

Drainage Calculation

Goldrich Planners &
 Surveyors Ltd.

June 2023

Lots 793, 794 and 801 RP in D.D. 381 and Adjoining Government
 Land, Tuen Mun, New Territories

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1 For Channel Section S2

Ref.

Area, A = 0 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 0 m

Time of concentration, $t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (0) / (0.1^{0.2} \times 0^{0.1})$
 = 0.0 min

SDM 7.5.2 (d)

2 For Existing U-Channel in catchment area A1

	From	To
Ground level (mPD)	3.87	3.87
Invert level (mPD)	2.90	2.88

Width of u-channel, w = 300 mm
 Length of u-channel, $L_c = 2$ m
 Depth of vertical part of u-channel, d = 840 mm
 Gradient of u-channel, $S_f = (2.9 - 2.88) / 2 = 0.010$

Cross-Section Area, a = $0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 840$
 = 0.287 m²

Wetted Perimeter, p = $\pi r + 2 d = 3.14 \times 150 + 2 \times 840$
 = 2.151 m

Hydraulic radius, R = a / p
 = 0.134 m

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = $R^{1/6} \times (RS_f)^{1/2} / n = (0.134)^{1/6} \times (0.134 \times 0.01)^{1/2} / 0.016$
 = 1.63 m/s
 Time of flow, $t_f = 0.02$ min

SDM Table 13
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

Design intensity, i = $a / (t_o + t_f + b)^c$
 = $687 / (0 + 0.02 + 4.2)^{0.42}$ for return period T = 50 years
 = 375

SDM 4.3.2
 SDM Table 3

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Grassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	0.0	0.0
SUM =			0.0

SDM 7.5.2 (b)

Upstream flow, $Q_u = 0.073$ m³/s

Design flow, $Q_d = 0.278i \sum C_j A_j + Q_u$ where A_j is in km²
 = $0.278 \times 375 \times 0 / 1000000 + 0.073$
 = 0.073 m³/s

SDM 7.5.2 (a)

Allowable flow, $Q_a = a \times v$
 = 0.287×1.63
 = 0.469 m³/s

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

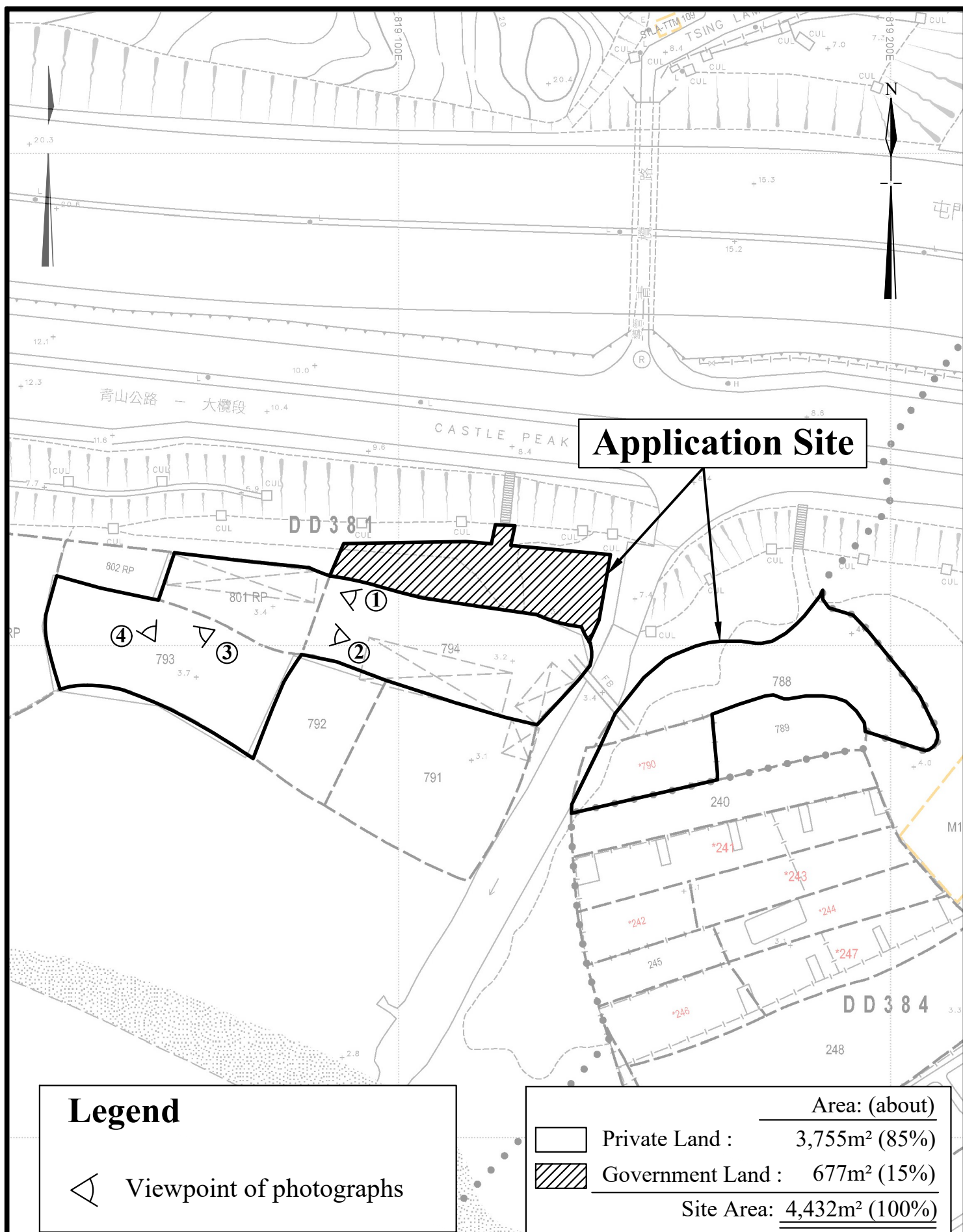
Drainage Calculation

Goldrich Planners &
 Surveyors Ltd.

June 2023

Lots 793, 794 and 801 RP in D.D. 381 and Adjoining Government
 Land, Tuen Mun, New Territories

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1:1000

Viewpoints of Site Photographs taken on 24.7.2021

Lot No. 788(part), 790(part), 793, 794 & 801 RP in D. D. 381
and Adjoining Government Land
Tuen Mun, New Territories

**Goldrich Planners &
Surveyors Ltd.**

February 2023

**Plan 6
(P 22015)**

Photographs taken on 24.7.2021

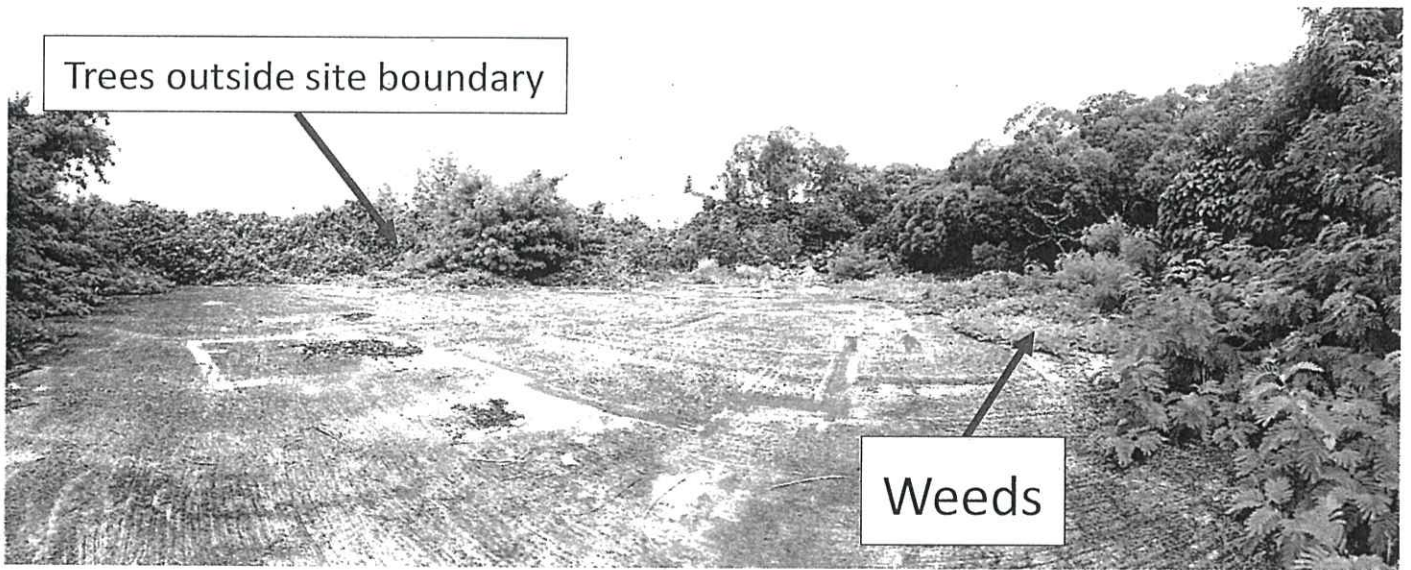
Viewpoint 1



Viewpoint 2

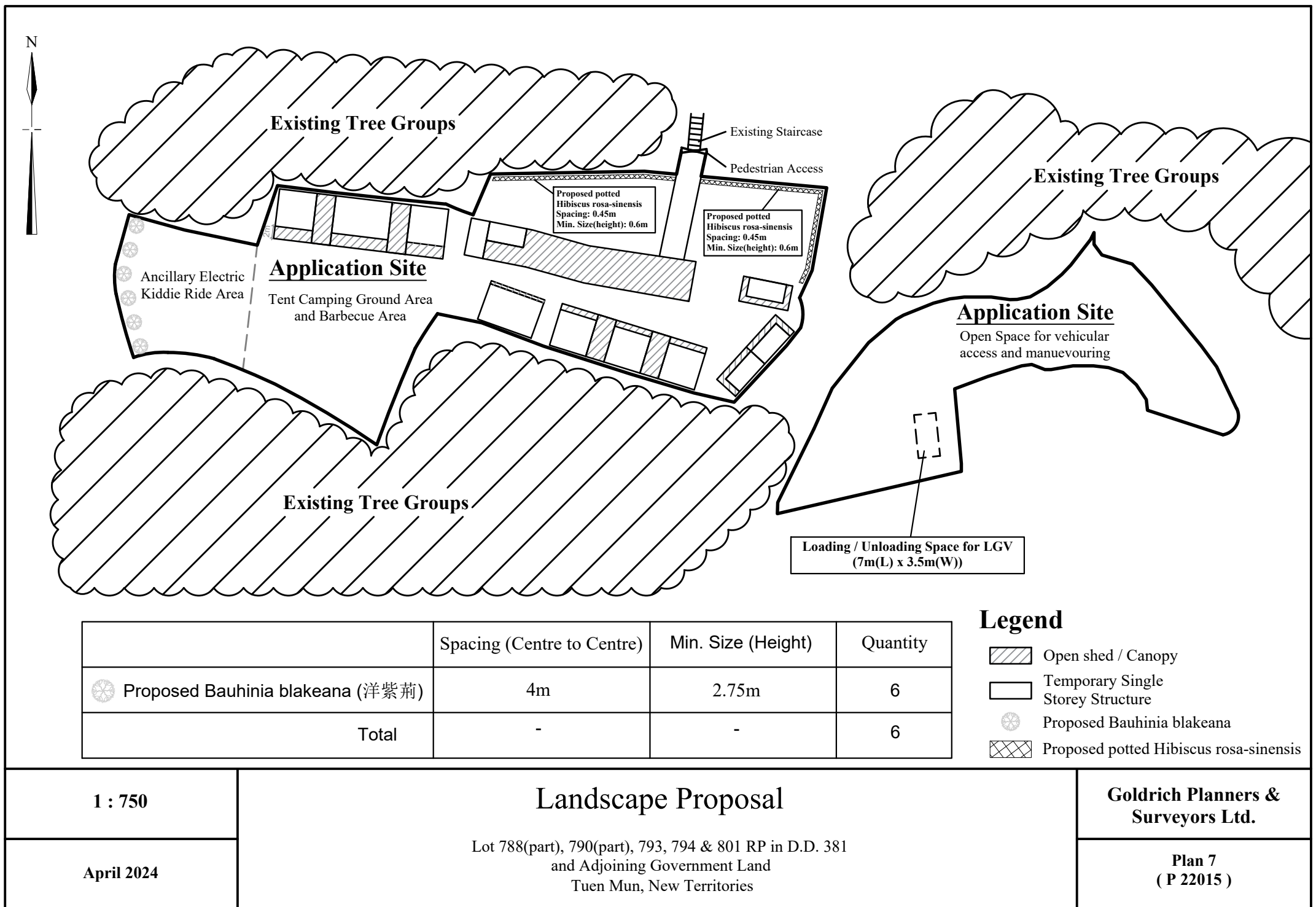


Viewpoint 3



Viewpoint 4







N.T.S

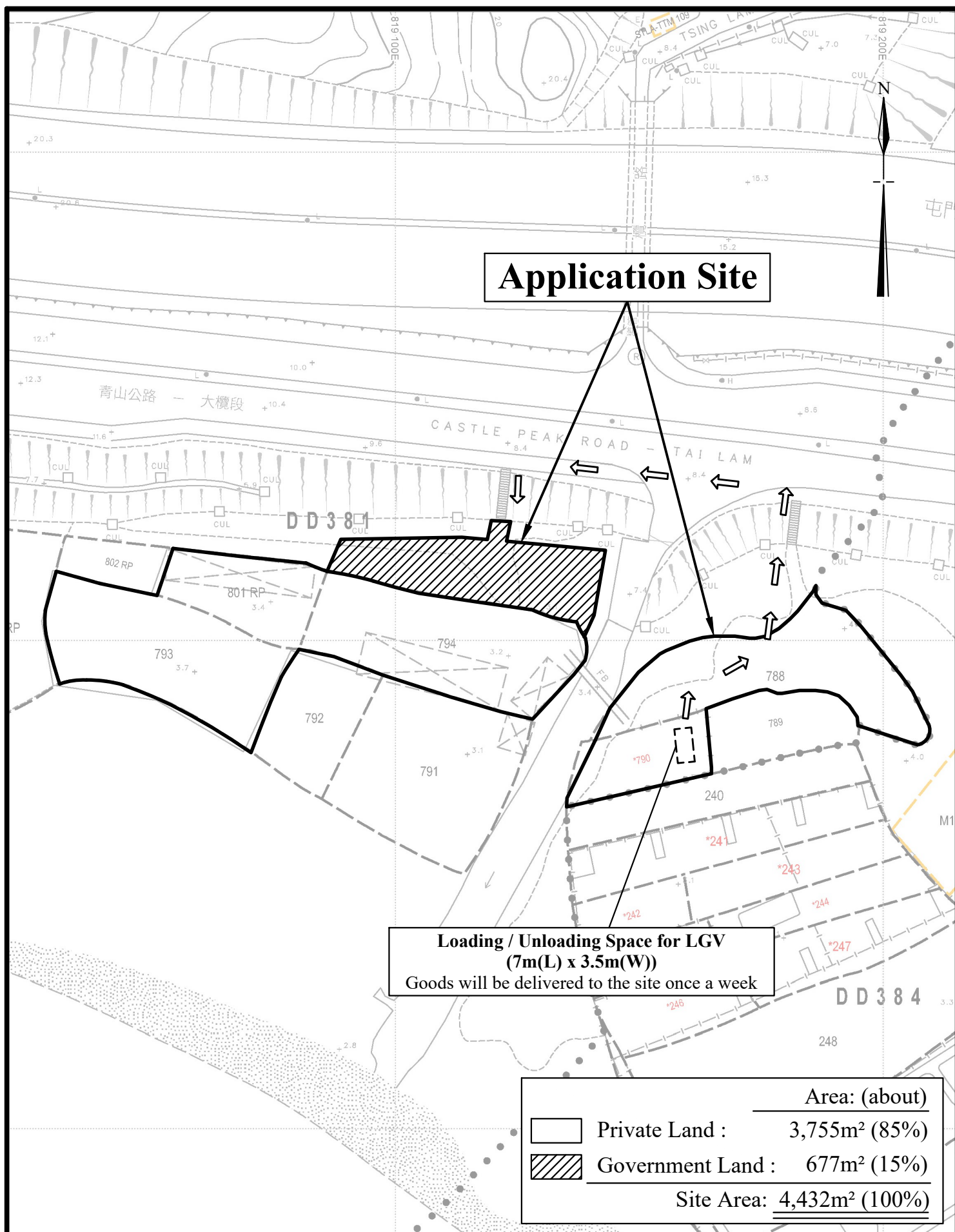
Aerial Photo Showing the Existing Tree Groups in the Vicinity

**Goldrich Planners &
Surveyors Ltd.**

April 2024

Lot 788(part), 790(part), 793, 794 & 801 RP in D.D. 381
and Adjoining Government Land
Tuen Mun, New Territories

**Plan 8
(P 22015)**



1:1000	Plan Showing the Loading/Unloading Space for LGV	Goldrich Planners & Surveyors Ltd.
February 2023	Lot No. 788(part), 790(part), 793, 794 & 801 RP in D. D. 381 and Adjoining Government Land Tuen Mun, New Territories	Plan 9 (P 22015)

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Room E, 8/F., Keader Centre, 129 On Lok Rd, Yuen Long, N.T. H.K.

香港新界元朗安樂路129號基達中心8樓 E室

Tel. 電話: (852) 2714 2821, 2713 2138

Fax. 傳真: (852) 2762 1783

E-mail 電郵: goldrichplanners@gmail.com

Your Ref.: A/TM/592

Our Ref.: P22015/TL24581

15 November 2024

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By Post and E-mail:

tpbpd@pland.gov.hk

Dear Sir,

Submission of Consolidated Report

**Temporary Place of Recreation, Sports or Culture (Barbecue Area) and
Temporary Holiday Camp (Private Tent Camping Ground) for a Period of 6 Years
on Lots 788 (Part), 790 (Part), 793, 794 and 801 RP in D.D. 381 and
Adjoining Government Land, Tuen Mun, New Territories**

We would like to submit a consolidated report for the captioned application.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

Executive Summary

1. The application site is on Lots 788 (Part), 790 (Part), 793, 794 and 801R.P. in D.D. 381 and Adjoining Government Land (not yet occupied), Tuen Mun, New Territories.
2. The applied use is “Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area) and Temporary Holiday Camp (Private Tent Camping Ground)” for a Period of 6 Years.
3. The site falls within "Open Space" and “Government, Institution or Community” zone. Place of Recreation, Sports or Culture and Holiday Camp use may be permitted on application to the Town Planning Board.
4. The site area is about 4,009 m² which includes 497 m² of Government Land
5. A total of 17 temporary structures (total floor area of about 776 m²) are proposed on the site for office, service counters, staff pantry, storage, function room, open shed, toilet and paved walkway with hand rails uses (floor area of about 70 m²).
6. The site is accessible via Castle Peak Road – Tai Lam and a walkway leading from the public staircase to the site.
7. The operation hours for barbecue activities are from 10 a.m. to 11 p.m., including Sundays and public holidays. The operation hours for tent camping activities are 24 hours every day, including Sundays and public holidays.

行政摘要

1. 申請地點位於新界屯門丈量約份第 381 約地段第 788 號(部分)、第 790 號(部分)、第 793 號、第 794 號及第 801 號餘段和毗連政府土地。
2. 申請用途為「擬議臨時康體文娛場所(燒烤場)及臨時度假營(私人帳幕營地)」(為期六年)的規劃許可申請。
3. 申請地點位於「休憩用地」及「政府、機構或社區」用途地帶。康體文娛場所及度假營用途，如向城市規劃委員會申請許可，或會獲得批准。
4. 申請面積為大約 4,009 平方米，包括約 497 平方米的政府土地。
5. 申請地點擬議提供 17 個臨時構築物 (總樓面面積約 776 平方米)作辦公室、服務部、員工茶水間、貯物室、活動室、開放式蔭棚、廁所及扶手行人道用途 (樓面面積約 70 平方米)。
6. 申請地點可經青山公路 - 大欖段到達及一條由公共樓梯至場地的通道。
7. 燒烤活動的營業時間為每天早上 10 時至晚上 11 時(星期日及公眾假期照常營業)。帳幕營地活動的營業時間為每天 24 小時(星期日及公眾假期照常營業)。

Your Ref.: A/TM/592

Our Ref.: P22015

Comments of DFEH dated 23.4.2024

Contact Person: Ms. Kaya CHAN, Tel: 3141 1232

	Comments	Responses
1)	Proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (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.	Noted.
2)	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. Also, for any waste generated from the commercial activities, the applicant should handle on their own/at their expenses.	Noted.
3)	The applicant shall conduct, by all practical means, pest control measures to avoid infestation of pest including mosquitos and rodents at the site and its surroundings.	Noted.
4)	The associated works and operations shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding.	Noted.

Comments of DEP dated 23.4.2024

Contact Person: Ms. Flora NG, Tel: 2835 2319

	Comments	Responses
a.	Plan 3a is found missing. Also, please provide the photos of ancillary kiddie ride;	Plan 3a is attached. The applicant will not provide any kiddie ride. The location is replaced by play activity area.
b.	Waste Management - The applicant shall advise in detail on the collection and disposal methods of generated waste from camping & barbecue activities and office / function room, etc.;	The waste will be collected by covered rubbish bins. Rubbish bags will be dumped to the refuse collection point at Ching Lai Road by hand twice a week depending on the amount of rubbish found.
c.	Light and Noise Nuisances to the Nearby Sensitive Receivers - The applicant shall advise the control measures and management to minimize the light and noise nuisances to the nearby sensitive receiver. Please also advise whether there is any use of public announcement system or any form of audio amplification system at the site;	Measures will be taken to divert the light away from the light sensitive receivers. Lights will be turn off at 11:00 p.m. Some street lights of a lower illumination will remain turned on along the footpath to provide light for walking within the site. No public announcement system or any form of audio amplification system will be used at the site.
d.	Generation of Wastewater - The applicant shall advise the collection, treatment and discharge of wastewater, which generated from the camping and barbecue activities such as cooking, washing hands, etc. and also from the staff pantry; and	Wastewater generated from the camping, barbecue activities and washing hands is expected to be little. It will be discharged to the portable toilet. No wastewater will be generated from the staff pantry.
e.	Please advise whether shower facilities will be provided at the site.	No shower facilities will be provided at the site.

Comments of DEP dated 2.5.2024

Contact Person: Ms. Flora NG, Tel: 2835 2319

	Comments	Responses
1.	R-to-C Item C - We noted that the operation hours for the subject site is 24 hours every day, including Sundays and public holidays. However, the applicant advised that the lights will be turned off at 11:00 p.m. Hence, the applicant is requested to provide a detailed management proposal with layout plan to demonstrate the lighting points for our review.	At 11:00 p.m., the main lights will be turned off. Some street lights of a lower illumination will remain turned on along the footpath to provide light for walking within the site.
2.	R-to-C Item d - Please provide photo / catalog of the proposed portable toilet for our information. Also, the applicant is required to provide a detailed sewerage collection plan to justify the technical feasibility for our review.	<p>Please refer to the attached photo for the proposed replaceable waste tank portable toilet.</p> <p>When the waste tank is full, the waste tank will be taken out and sealed by a cover. The waste tank will be taken by hand to the loading/unloading space on Lot 790 in D.D. 381 and collected by professional contractor. An empty waste tank will be placed to the replaceable waste tank portable toilet.</p>
3.	R-to-C Item d - Please provide photos of staff pantry for our information.	Please refer to the attached photos of staff pantry.
4.	EPD has received several environmental complaints of noise nuisance, malodour, etc. from the subject sites in the past 3 years. Hence, the applicant is required to submit a detailed management plan to minimize the nuisance to the nearest sensitive receivers, especially the time during 23:00 - 07:00.	<p>There are no activities which will produce malodour, which may come from somewhere else.</p> <p>Temporary noise barrier will be placed between the open sheds (structure 10) to block the noise generated by the customers.</p> <p>Temporary noise barrier will be placed at the western side of the site when necessary (Tent Camping Ground Area and Barbecue Area).</p>

	Comments	Responses
		<p>No public announcement system or any form of audio amplification system will be used at the site.</p> <p>There will be no barbecue activity after 11:00 p.m.</p> <p>After 11:00 p.m., staff will remind customers to lower their voice and manage the order in the site.</p>
5.	Regarding the above comments, the applicant should include all the management proposal in their document of "Justifications" (Appendix I).	All the management proposal is included in the "Justifications" (Appendix I). Please refer to the updated "Justifications" (Appendix I).

Replaceable waste tank portable toilet



Photos of staff pantry



Comments of Chief Town Planner/Urban Design and Landscape, Planning Department dated 8.5.2024

Contact Person: Mr. Leo LAM; Tel: 3565 3956

	Comments	Responses
2.	The Site is situated in an area of residential urban fringe landscape character predominated by small houses development and tree groups as observed on aerial photo dated 2022, inshore water is located closely separating the western and eastern part of the Site.	Noted.
3.	Based on site photo record dated 17.03.2023 and 02.05.2024, the western part of the Site is already in operation of the applied use and the eastern part is currently occupied for car parking. By compared the site photos and aerial photos of the current site and December 2020, vegetation clearance was observed within the western portion and landscape impact has been taken place.	The site has been paved with concrete for over 10 years. There was no tree on the proposed site. The vegetation observed on the aerial photo is weeds. Please refer to the plan showing the viewpoints of photographs (Plan 6a) and the photographs taken on 24.7.2021 for details.
4.	With reference to the submitted Landscape Proposal, noting 6 nos. new trees planting (<i>Bauhinia blakeana</i>) along the western boundary and shrub planting (<i>Hibiscus rosa-sinensis</i>) will be continuously planted along the northeastern boundary at the western portion of the Site for screening. It is noted that “the current application involves additional site area in the east to accommodate a loading/ unloading bay for light goods vehicles” as compared with the withdrawn application (No. A/TM/584), and “no construction work will be carried out at the Site” as mentioned.	Noted.
5.	As vegetation cover and existing tree are observed on aerial photo and Site photo dated 02.05.2024, but no information of existing landscape resources in the eastern portion was provided by the Applicant, please provide the following information to facilitate TPB’s consideration on the application:	Noted.

	Comments	Responses
a)	Site photographs for the existing vegetation/ trees found in the eastern portion should be supplemented.	Part of the eastern portion has been excluded. There are no existing vegetation/trees on the eastern portion of the site.
b)	Existing trees information (species, size and quantity) should be provided with indicative location marked on plan, as well as their proposed treatments/ landscape mitigation measures.	Part of the eastern portion has been excluded. There are no existing vegetation/trees on the eastern portion of the site.
c)	A conceptual landscape plan to illustrate the overall layout and landscape design with new proposed greening/ tree planting allowed for the proposed use.	The eastern portion of the site is for vehicular access and maneuvering. There is only one loading / unloading space for LGV in the eastern portion. New greening / tree planting may not be required.
6.	The Applicant should note that the approval of Section 16 application by the TPB 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) to obtain necessary approval on tree works, where appropriate.	Noted.

Comments of Chief Engineer/Mainland North, Drainage Services Department
 Contact Person: Ms. April CHEUNG; Tel: 2300 1542

	Comments	Responses
(a)	<u>Section 7.4</u> - DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s). The developer / AP shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented on site. Please note that the u-channel system and the existing stream connected by the u-channel system are not DSD's facilities. Consent should be sought from relevant departments/ parties.	Noted.
(b)	<u>Section 7.5</u> - It was noted that use of waste tank will be adopted for the proposed development. Grateful if the developer can further assess the anticipated population and size of waste tank within the proposed development area and review whether the proposed waste tank has sufficient capacity to handle the sewerage flow. Please also confirm if there will be no sewerage discharge to the public sewerage system or other river channel.	<p>It is anticipated there will be about 40 visitors during weekends and about 20 visitors during weekdays. It is expected the sewerage generated will be little which the proposed waste tank has sufficient capacity to handle the sewerage flow.</p> <p>We confirm that no sewerage will be discharged to the public sewerage system or other river channel.</p>
(c)	Drainage Calculation - Please refer to SDM Corrigendum No. 1/2024 for rainfall intensity.	Drainage Calculation has been updated regarding to SDM Corrigendum No. 1/2024 for rainfall intensity.
(d)	The developer 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.	Noted.
(e)	The AP is reminded that the sewerage impact should meet the full satisfaction of Environmental Protection Department (EPD), the planning authority of sewerage infrastructure.	Noted.

Comments of District Lands Officer/Tuen Mun, Lands Department

Contact Person: Mr. K.H. LEE; Tel: 2451 3249

	Comments	Responses
1.	The application site (“the Site”) comprises Old Schedule agricultural lots, i.e. Lot Nos. 788 (Portion), 790 (Portion), 793, 794 and 801 R.P. all in D.D. 381 (“the Lots”) and adjoining Government land (about 677m ² subject to verification). The Lots were held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government and Government Land.	The applicant will apply to the Lands Department for a Short Term Waiver to regularize the structures on lots.
2.	<p>The following irregularities have been detected by this office:</p> <p>There are unauthorized structures within the Site. Among them, some of them were covered by the planning application, whilst some of them including footbridge, storeroom, tent and porch were not covered by the subject planning application (see attached plan). The lot owner(s) should immediately rectify/regularize the lease breaches and this office reserves the rights to take necessary lease enforcement actions against the breaches without further notice.</p> <p>As regards the unauthorized structures covered by the planning application, the height and total built-over area of said structures do not tally with those proposed by the applicant on the layout plan (Plan 3 (P22015)). As such the applicant is requested to clarify the discrepancy.</p>	<p>The unauthorized structures which are not covered by the planning application have been removed.</p> <p>The unauthorized structures which are not covered by the planning application have been removed. The total built-over area tallies with the layout plan (Plan 3a).</p> <p>The height of the structures has been updated. Please refer to layout plan (Plan 3a) for details.</p>
3.	As regards the unauthorized structures not covered by the planning application, the lot owner(s)/applicant shall either (i) remove the unauthorized structures not covered by the subject planning application immediately; or (ii) include the unauthorized 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	The unauthorized structures which are not covered by the planning application have been removed.

	Comments	Responses
	<p>amendment as aforesaid required, the lot owner(s) shall apply to this office for an STW and STT to permit the structures erected and the occupation of the Government land. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate to be imposed by LandsD. LandsD reserves the right to take enforcement action against the lot 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 subject to lease enforcement actions according to case priority and land control action for any unlawful occupation of Government land.</p>	
4.	<p>Unless and until the unauthorized structures are duly rectified by the lot owner(s)/applicant or entirely included in the subject planning application, please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.</p>	Noted.
5.	<p>According to Land Registry records, the applicant is not the current owner of the Lots. The proposed Loading/Unloading Space for light goods vehicles is within Lot No. 790 in D.D. 381 which is accessible via Lot No. 788 in D.D. 381 and adjoining Government land leading from Ching Lai Road as proposed by the applicant on the Location Plan (P 22015 dated March 2024). Nonetheless, Lot No. 790 in D.D. 381 is sandwiched between adjacent Lot Nos. 788 and 789 both in D.D.381 and Lot No. 240 in D.D.384 and they are not under the same ownership of Lot Nos. 790, 793, 794 and 801 RP all in D.D. 381. Hence, the requirement for provision of a loading/unloading space for light goods vehicles in Lot No. 790 in D.D. 381 via Lot No. 788 in D.D. 381 or adjoining private lots may not be feasible and cannot be written into the</p>	Noted.

	Comments	Responses
	land documents to give effect to this proposal should planning permission be given.	
6.	The western portion of the Site is accessible via an existing staircase branching off from the pavement of Castle Peak Road while the eastern portion of the Site is accessible via a strip of Government land leading from Ching Lai Road. This office does not carry out maintenance works for the said staircase and road nor guarantee that any right-of-way to the Site will be given. The lot owner(s)/applicant shall be responsible for his own access arrangement.	Noted.
	This 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 and land control action for any unlawful 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 this office or be in breach of the approval given.	Noted.

Your Ref.: A/TM/592

Our Ref.: P22015

Comments from Antiquities and Monuments Office dated 8.5.2024

Contact Person: Mr. LEE Hiu-wai; Tel: 2208 4448

Comment	Response
<p>It is noted that the subject sites fall partly within Siu Lam Site of Archaeological Interest. After reviewing the location and scope of the proposed works, AMO has no objection in principle to the proposed works from the archaeological and built heritage conservation perspective. Notwithstanding, please inform AMO (Ms Carol LAU, tel: 2655 0826 and email: ngayeelau@amo.gov.hk) immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.</p>	<p>Noted</p>

Your Ref.: A/TM/592

Our Ref.: P22015

Comments of Head of Geotechnical Engineering Office, CEDD

Contact Person: Mr. T.K. Tse; Tel: 2762 5384

	Comments	Responses
2.	The subject planning application may affect or be affected by Feature No. 6SW-D/F278 (maximum height about 10m) and meets the criteria for submission of a Geotechnical Planning Review Report (GPRR) to support the application. The application is required to submit a GPRR in support of the captioned planning application. The essential contents of a GPRR are given in the attached GEO Advice Note (Annex A).	The proposed use is “Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area) and Temporary Holiday Camp (Private Tent Camping Ground). Three containers are placed on the private lots and some tents are proposed on the adjacent Government Land. The nearest distance of the structures is about 7.4m from the foot of Feature No. 6SW-D/F278. No construction works will be carried out. The proposed activity will not affect the stability of the Feature No. 6SW-D/F278 and the retaining wall. Therefore, no Geotechnical Planning Review Report is required. Please refer to the plan showing the distance between the foot of the man-made slope and the nearest structure (Plan 4a) for details.
3.	Please remind the applicant to submit the proposed building works to the Buildings Department for approval as required under the provisions of the Buildings Ordinance.	Noted.

Comments of DPO

	Comments	Responses
(a)	Plan 3 – please elaborate what types of activities would be accommodated within the “Function Room”;	Video games and boardgames would be accommodated within the “Function Room”.
(b)	Please advise if tent camping and barbecue activities would be arranged concurrently and at the same location;	Please refer to the Lot Index Plan (Plan 2a) and Layout Plan (Plan 3a). Lot 793 in D.D. 381 will be used for barbecue activities when there are no tent camping activities. These activities would be arranged at the same location but not concurrently.
(c)	In case of emergency, please advise there is any alternative access(es) from/to the Site;	There is a public footpath to the south.
(d)	It is noted that the operation hour for the proposed uses is 24 hours daily. Please advise if any member of staff would stay overnight during operation. Also, please review the sentence <i>“In view of the restricted operation hours and existing landscaping.”</i> in para. 7.3 of Appendix I;	There will be 1 to 2 staff staying overnight during operation. Para. 7.3 of Appendix I is updated.
(e)	According to the website "小欖 BBQ 屯門海灘繽紛 BBQ https://www.yl.hk/slbbq/ ", it is noted that food will be provided to the visitors at the Site at a certain amount of fee. Please advise whether it is the intention for the future operator(s) to provide food to the visitors; and	<p>The operator will not provide food to the visitors on site.</p> <p>There are two ways for visitors to bring their own food to the Site.</p> <ol style="list-style-type: none"> 1. Visitors may bring their own food to the site; or 2. Visitors may order food from suppliers (other than the operator) who will deliver the food to the Site. The operator will allow the visitors to store their food into the refrigerator.

	Comments		Responses
(f)	In relation to (e) above, please advise if any food business license is required for the operation of the proposed use. You are advised to note FEHD's comments (via my email dated 23.4.2024) that proper licence / permit issued by FEHD is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (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.		No food business license is required for the operation of the proposed use.

Comments from Highways Department

	Comments	Responses
(b)	Referring to Plan 1 submitted by the applicant, the vehicular access from Ching Lai Road to the application site is not and will not be maintained by HyD. Presumably, the relevant departments will provide their comments to you, if any;	Noted.
(c)	For the pedestrian access, referring to Item 7.6 of the Justifications (Appendix I) and Plan 1 submitted by the applicant, visitors would access the application site via the existing staircase on the slope no. 6SW-D/F278. Besides, referring to Item 7.7 of the Justifications (Appendix I) and Plan 9 submitted by the applicant, the unloaded goods will be delivered to the site by hand via the existing staircases on the slope nos. 6SW-D/FR279 and 6SW-D/F278 respectively. Please be advised that Slopes Team of HyD maintains exclusive maintenance access with lockable gate on slopes only. The concerned staircases on both slopes mentioned above are not and will not be maintained by HyD. Presumably, the relevant departments will provide their comments to you, if any; and	Noted.
(d)	As the captioned planning application would induce extra amount of passage on the concerned staircases from general public and operation staff to the application site, the applicant should assess the capacity of the concerned staircases. The applicant should ensure that the captioned planning application would not hinder existing users including but not limited to HyD from using this existing staircases.	The applicant would not hinder any person from using this existing staircase.

Comments of Head of Geotechnical Engineering Office, CEDD dated 9.7.2024

Contact Person: Mr. T.K. Tse; Tel: 2762 5384

	Comments		Responses
2.	R-to-C item 2 and Plan 4a in the FI - The applicant's responses are noted. It is noted that some tents are proposed on the adjacent Government Land at the toe of Feature no. 6SW-D/F278 (maximum height about 10m). As such, the subject application meets the criteria for submission of a Geotechnical Planning Review Report.		The layout is updated. The tent camping ground area is away from the slope at a distance of at least 7m. Please refer to the revised plans (Plans 3b and 4b). A GPRR may not be required.

Comments of DEP dated 9.7.2024

Contact Person: Ms. Flora NG, Tel: 2835 2319

Comments	Responses
Regarding the "Justification" document, the applicant is advised to move Section 5.5 to Section 7.4 and revise the provided information accordingly.	"Justification" is updated.

Comments of District Lands Officer/Tuen Mun, Lands Department dated 11.7.2024

Contact Person: Mr. Henry Ng; Tel: 2451 3249

	Comments	Responses
2.	A site inspection conducted on 27.6.2024 revealed that all unauthorized structures such as tents and porches identified during the site inspection in April 2024 remained intact and not covered by the subject planning application. Meanwhile, the height of Structure 1 for office purposes as marked on Plan 3a (P22015) did not reflect the actual site condition (i.e. a converted-container with advertisement board about 4.5m). Besides, some miscellaneous items were newly found on Government land without our permission, including a wooden gate and some advertising stands mounted on the railings, some stands with lights fixed to the ground along the staircase leading to the site, and a wheeled advertising board placed on Government land. The applicant should remove the said miscellaneous items on Government land.	The height of structures has been revised to 6m. Please refer to the revised layout plan (Plan 3b) for details. The tents and porches have been removed. The advertisement board has been removed. The miscellaneous items on Government Land have been removed. Please refer to the Plan Showing Viewpoints of Site Photographs (Plan 11) and the site photos (Viewpoints 1-7) for details.
3.	In view of no permission has been given for erection of for the said unauthorized structures which are not covered by the planning application, our previous comments are still valid.	The unauthorized structures which are not covered by the planning application have been removed.

Comments of Chief Engineer/Mainland North, Drainage Services Department

Contact Person: Ms. April CHEUNG; Tel: 2300 1542

	Comments	Responses
1.	The catchment plan and proposed drainage plan are missing. Please provide.	The catchment plan and proposed drainage plan are attached (Plan 5a).
2.	The site is located at low lying area and closed to coastal line while the ground level is +3mPD. Please take necessary precautionary measures to mitigate the risk of storm surge.	The site will not operate under Red Rainstorm Signal or Typhoon no. 3. All movable items will be stored indoor.
3.	Please note that previous comments (a), (d) & (e) are still valid.	Noted.
(a)	<u>Section 7.4</u> - DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through other private lot(s). The developer / AP shall demonstrate that the proposed drainage construction / improvement / modification works and the operation of the drainage can be practicably implemented on site. Please note that the u-channel system and the existing stream connected by the u-channel system are not DSD's facilities. Consent should be sought from relevant departments/ parties.	Noted.
(c)	<u>Drainage Calculation</u> - Please refer to SDM Corrigendum No. 1/2024 for rainfall intensity.	Drainage Calculation has been updated regarding to SDM Corrigendum No. 1/2024 for rainfall intensity. The data in Table 3a has been adopted (T = 50, a = 505.5, b = 3.29 and c = 0.355).
(e)	The AP is reminded that the sewerage impact should meet the full satisfaction of Environmental Protection Department (EPD), the planning authority of sewerage infrastructure.	Noted.

Comments from Drainage Services Department dated 13.8.2024

Contact Person: Mr. Anson NG; Tel: 2300 1258

	Comments	Responses
a.	It appears that the stormwater drainage proposal for Lots 788 (Part) & 790 (Part) were missing from the submission. Please provide.	The applicant undertakes to construct drainage facilities along the site boundary of lots 788 (Part) and 789 (Part) in D.D. 381. A revised drainage proposal will be submitted for approval after the planning application is approved.
b.	The applicant shall be reminded that the existing 450mm U-channel located at the toe of a slope to the northern end of the Lot No. 794 for collecting runoff from the grassland area of the site is not DSD's facility based on our drainage record. Consent should be sought from the relevant owners or parties who are responsible for the maintenance of the drainage facilities concerned for any proposed works.	Noted.
c.	<u>Section 7.4</u> – DSD noticed that the proposed drainage connection(s) to the surrounding/downstream areas(s) will run through other private lot(s). The developer/AP shall demonstrate that the proposed drainage construction/improvement/modification works and the operation of the drainage can be practicably implemented on Site. Please note that the u-channel system and the existing stream connected by the u-channel system are not DSD's facilities. Consent should be sought from relevant departments/parties.	Noted.
d.	The developer 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.	Noted.
e.	The AP is reminded that the sewerage impact should meet the full satisfaction of Environmental Protection Department, the planning authority of sewerage infrastructure.	Noted.

	Comments		Responses
f.	The applicant shall be reminded that he 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 indemnity claims and demands arising out of any damage and /or nuisance caused by failure of his facilities /system.		Noted.

Comments from DLO/TM dated 19.8.2024

	Comments	Responses																								
2.	<p>A site inspection conducted on 31.7.2024 revealed that all unauthorized tents and storeroom not covered by the subject application and miscellaneous items on Government land identified during the site inspections on 19.4.2024 and 27.6.2024 respectively had been removed. As regards an unauthorized porch not covered by the subject planning application and the discrepancy between the built-over area of the unauthorized structures covered by the subject application as shown on the layout plan provided by the applicant (i.e. structures nos. 2 to 9 as shown in Plan 3b (P 22015) dated July 2024) and our on-site measurement during previous site inspections vide para. 2 in our memo under ref. (84) in DLOTM 14/MAT/23 dated 6.5.2024 [note to applicant: please refer to para.2 of DLO/TM’s comments vide PlanD’s email dated 8.5.2024], the applicant is required to clarify the discrepancy and rectify the unauthorized porch not covered by the subject planning application (see attached plan).</p> <p><i>[See attachment "Plan A_TM_592 FI dd 26.7.2024.pdf"]</i></p>	<p>The layout plan is updated. Structure nos. 2 to 9 are updated to be the same as the current situation. Portion of the porch (northern side) of structures 4 to 8 has been removed The updates are as follows:</p> <table><tr><th>Structures no(s).</th><th>BOA in Plan 3a (Previous plan)</th><th>Measurement by applicant on 13.8.2024</th><th>BOA in Plan 3b (Updated plan and current situation)</th></tr><tr><td>2 and 3</td><td>58m²</td><td>72m²</td><td>72m²</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td>4, 5, 6, 7 and 8</td><td>173m²</td><td>270.91m²</td><td>223.5m² (after removal of portion of porch)</td></tr><tr><td>9</td><td>60m²</td><td><u>42.09m²</u></td><td>42.09m²</td></tr><tr><td></td><td></td><td><u>313.00m²</u></td><td></td></tr></table> <p>Note: BOA (Built-over area)</p> <p>Please refer to updated layout plan (Plan 3b) for details.</p>	Structures no(s).	BOA in Plan 3a (Previous plan)	Measurement by applicant on 13.8.2024	BOA in Plan 3b (Updated plan and current situation)	2 and 3	58m ²	72m ²	72m ²					4, 5, 6, 7 and 8	173m ²	270.91m ²	223.5m ² (after removal of portion of porch)	9	60m ²	<u>42.09m²</u>	42.09m ²			<u>313.00m²</u>	
Structures no(s).	BOA in Plan 3a (Previous plan)	Measurement by applicant on 13.8.2024	BOA in Plan 3b (Updated plan and current situation)																							
2 and 3	58m ²	72m ²	72m ²																							
4, 5, 6, 7 and 8	173m ²	270.91m ²	223.5m ² (after removal of portion of porch)																							
9	60m ²	<u>42.09m²</u>	42.09m ²																							
		<u>313.00m²</u>																								
3.	<p>It is noted from the revised Form No. S16-1 attached to the FI that the proposed building height of each structure is revised to 6m from 4m while the proposed no. of storey remains at 1 storey, such proposed building height of 6m (about) for one- storey structure is considered excessive, please request the applicant to justify. You may also wish to note that from our recent on-site measurement, the building height of the existing structures covered by the subject planning application varies from 2.5m to 4.5m (approximate).</p>	<p>The building height of the structures is updated. Please refer to updated layout plan (Plan 3b) for details.</p>																								

	Comments	Responses
4.	Please notify the applicant of our comments as stated above. In view of no permission has been given for erection of for the said unauthorized structures which are not covered by the planning application and discrepancy on the measurement of the total B.O.A., the comments contained in our memo under ref. (84) in DLOTM 14/MAT/23 dated 6.5.2024 in particular paras. 3 to 6 in Part A thereof are still valid [note to applicant: please refer to para.3 to 6 of DLO/TM's comments vide PlanD's email dated 8.5.2024]. For a better utilization of the GL adjoining the Application Site, I must emphasize that there is no guarantee that the STT would cover the GL within the Application Site as now shown on the Lot Index Plan (Plan 2b (P22015)) attached to the FI.	Noted.
5.	As regards the drainage calculation which is technical in nature, this office shall defer to relevant departments including DSD to comment.	Noted.

Your Ref.: A/TM/592

Our Ref.: P22015/TL24579

7 November 2024

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By E-mail:

tpbpd@pland.gov.hk

Dear Sir,

Submission of Further Information (FI)

Temporary Place of Recreation, Sports or Culture (Barbecue Area and Ancillary Kiddie Ride Area) and Holiday Camp (Private Tent Camping Ground) for a Period of 6 Years, Lots 788 (Part), 790 (Part), 793, 794 and 801 RP in D.D. 381 and Adjoining Government Land, Tuen Mun, New Territories

We would like to submit a further information to respond to the comments from the Lands Department dated 28.10.2024.

We would like to clarify that a maximum of 10 tents is anticipated on site. The land between Castle Peak Road at the north and Siu Lam Beach at the south is private land. Only customers are allowed to enter. The waste tank of the portable toilet will be replaced regularly (e.g. once per two weeks).

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

Comments from DLO/TM dated 28.10.2024

	Comments	Responses
2.	As regards an unauthorized porch not covered by the subject planning application and the discrepancy between the built-over area of the unauthorized structures covered by the subject application as shown on the layout plan provided by the applicant (i.e. structures nos. 2 to 9 as shown in Plan 3b (P 22015) dated July 2024) and our on-site measurement during previous site inspections vide para. 2 in memo under ref. (84) in DLOTM 14/MAT/23 dated 6.5.2024, the applicant revised the layout plan in response.	Noted.
3.	However, our re-site inspection conducted on 14.10.2024 revealed that some unauthorized tents and porches not covered by the subject application as shown on the plan attached on our memo dated 6.5.2024 were repeatedly erected within the Site and there were discrepancies between the B.O.A. of the unauthorized structures covered by the subject application as shown on the layout plan provided by the applicant (i.e. Structure nos. 4 to 10 & 13 to 17 as shown in Plan 3b (P 22015) dated August 2024) and our on-site measurement of 14.10.2024. Moreover, a footbridge was placed over a section of existing nullah/natural stream which fell within Government land sandwiched between the application site and Lot No. 788 in D.D.381 without our permission. Any occupation of Government land without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the unlawful occupation of Government land without further notice.	<p>The applicant has rectified the situation after 14.10.2024. The structures are tally with the Layout Plan (Plan 3b).</p> <p>The footbridge has been removed.</p> <p>The B.O.A of the structures will be tally with the Layout Plan (Plan 3b).</p>

	Comments	Responses
4.	<p>In view of above, this office remains to have an objection to this s.16 application and the applicant is required to immediately cease the unlawful occupation of Government land by removing the footbridge and rectify the lease breaches by either demolishing unauthorized structures not covered by the subject application or including all unauthorized structures erected on the Lots in the subject application tallying with the layout plan submitted by the applicant for our consideration. The applicant should ensure the consistency between the layout plan and the site condition in order to address the repeated discrepancies as found in paragraph 3 above before submission of FI in the future.</p>	<p>The applicant has rectified the situation after 14.10.2024. The structures are tally with the Layout Plan (Plan 3b).</p> <p>The footbridge has been removed.</p>

Justifications

1. Applied Use

- 1.1. The applied use is “Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area) and Temporary Holiday Camp (Private Tent Camping Ground)” for a Period of 6 Years.

2. Location

- 2.1. The application site is on Lots 788 (Part), 790 (Part), 793, 794 and 801R.P. in D.D. 381 and Adjoining Government Land (not yet occupied), Tuen Mun, New Territories.

3. Site Area

- 3.1. The site area is about 4,009 m² which includes 497 m² of Government Land.

4. Town Planning Zoning

- 4.1. The application site falls within the area zoned “Open Space” (“O”) and “Government, Institution or Community” (“G/IC”) on the Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/38.
- 4.2. The planning intention of this “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 4.3. This planning intention of this “G/IC” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 4.4. Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area) and Temporary Holiday Camp (Private Tent Camping Ground) are in line with the planning intention of this zone.

5. Development parameters

Operation Hours

- 5.1. The operation hours for barbecue activities are from 10 a.m. to 11 p.m., including Sundays and public holidays. The operation hours for tent camping activities are 24 hours every day, including Sundays and public holidays.

Estimated number of visitors

- 5.2. About 40 visitors is anticipated during weekends and holidays and about 20 visitors during weekdays. The maximum number of visitors will be about 40 persons per day.

Proposed Structures

- 5.3. There are 17 temporary 1-storey structures with a total floor area of about 776 m² at a height of about 4m to 6m. All structures are built of temporary material, including metal sheets and container-converted structures. Please refer to the Layout Plan (Plan 3b) for details.

Proposed Structures

No.	Structure	Floor Area (about)	Covered Area (about)	Height (about)	No. of storey
1.	Office	33 m ²	33 m ²	6 m	1
2.	Service Counter	39 m ²	39 m ²	4.5 m	
3.	Service Counter	33 m ²	33 m ²		
4.	Staff Pantry	56.25 m ²	223.5 m ²		
5.		33 m ²			
6.		45 m ²			
7.	Storage	33 m ²			
8.	Storage	56.25 m ²			
9.	Function Room	42.09 m ²	42.09 m ²	4 m	
10.	Open Shed	163.39 m ²	199.39 m ²	4 m	
11.	Toilets	18 m ²		3.5 m	
12.		18 m ²			
13.	Function Room	42.1 m ²	206.02 m ²	4 m	
14.	Storage	29.6 m ²			
15.	Function Room	61.41 m ²			
16.	Storage	28.9 m ²			
17.	Function Room	44.01 m ²			
	Total	<u>776 m²</u>	<u>776 m²</u>		

Proposed paved walkway with hand rails

18	Paved walkway with hand rails	70 m ²	70 m ²	-	-
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Mode of operation

- 5.4. Video games and boardgames would be accommodated within the “Function Room”
- 5.5. Visitors may bring their own food to the site; or visitors may order food from suppliers (other than the operator) who will deliver the food to the Site. The operation will allow the visitors to store their food into the refrigerator.
- 5.6. A maximum of 10 tents is anticipated on site.

Site Management

- 5.7. The waste will be collected by covered rubbish bins. Rubbish bags will be dumped to the refuse collection point at Ching Lai Road by hand twice a week depending on the amount of rubbish found.
- 5.8. No public announcement system or any form of audio amplification system will be used at the site.
- 5.9. No shower facilities will be provided at the site.
- 5.10. There will be no barbecue activity after 11:00 p.m.
- 5.11. At 11:00 p.m., the main lights will be turned off. Some street lights of a lower illumination will remain turned on along the footpath to provide light for walking within the site.
- 5.12. After 11:00 p.m., staff will remind customers to lower their voice and manage the order in the site.
- 5.13. There will be 1 to 2 staff staying overnight during operation.
- 5.14. In case of emergency, there is a public footpath to the south.
- 5.15. The site will not operate under Red Rainstorm Signal or Typhoon no. 3. All movable items will be stored indoor.
- 5.16. The land between Castle Peak Road at the north and Siu Lam Beach at the south is private land. Only customers are allowed to enter.

6. Similar Applications in Vicinity

- 6.1. There are a few similar approved cases in the vicinity in Siu Lam area (under a different OZP no. S/TM-SKW/14).

Application No.	Applied Use	Decision
A/TM-SKW/42	Temporary Barbecue Area with Structures for a Period of 3 Years	Approved on 28.5.2004
A/TM-SKW/47	Temporary Barbecue Area with Structures for a Period of 3 Years	Approved on 10.3.2006
A/TM-SKW/48	Temporary Barbecue Area for a period of 3 years	Approved on 23.6.2006
A/TM-SKW/54	Temporary Barbecue Area for a Period of 3 Years	Approved on 28.9.2007
A/TM-SKW/57	Temporary Barbecue Area for a Period of 3 Years	Approved on 9.5.2008
A/TM-SKW/63	Temporary Barbecue Area with Structures for a Period of 3 Years	Approved on 24.7.2009
A/TM-SKW/67	Temporary Barbecue Area For a Period of 3 Years	Approved on 17.6.2011

Application No.	Applied Use	Decision
A/TM-SKW/78	Temporary Barbecue Area For a Period of 3 Years	Approved on 1.3.2013
A/TM-SKW/93	Temporary Barbecue Area for a Period of 3 Years	Approved on 18.12.2015
A/TM-SKW/94	Temporary Barbecue Area for a Period of 3 Years	Approved on 4.3.2016
A/TM-SKW/101	Temporary Barbecue Area for a Period of 3 Years	Approved on 31.5.2019
A/TM-SKW/114	Renewal of Planning Approval for Temporary Barbecue Area for a Period of 3 Years	Approved on 20.5.2022

7. Justifications

Planning Intention of the “O” and “G/IC” zone

- 7.1. The planning intention of this “O” zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. Proposed Temporary Place of Recreation, Sports or Culture (Barbecue Area) and Temporary Holiday Camp (Private Tent Camping Ground) are in line with the planning intention of this zone.
- 7.2. This planning intention of this “G/IC” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. Open space for vehicular access and manoeuvring does not jeopardize the planning intention of this zone.

Compatibility with surrounding environment

- 7.3. The proposed use is compatible with the surrounding uses that are comprised of mainly open areas. Residential uses of 3-storey houses are further away to the east and west. In view of the restricted operation hours for the barbecue activities and existing landscaping. No significant impact to the surrounding area is anticipated.

No adverse environmental impact

Noise

- 7.4. Temporary noise barrier will be placed between the open sheds (structure 10) to block the noise generated by the customers.
- 7.5. Temporary noise barrier will be placed at the western side of the site when necessary (Tent Camping Ground Area and Barbecue Area).

Drainage

- 7.6. The applicant undertakes to construct drainage facilities along the site boundary of lots 788 (Part) and 789 (Part) in D.D. 381.

- 7.7. A revised drainage proposal will be submitted to the Drainage Services Department for approval after obtaining planning approval.

Sewerage

- 7.8. Replaceable waste tank portable toilet (Please refer to attached photographs at Appendix II) will be used on site. The waste tank of the portable toilet will be replaced regularly (e.g. once per two weeks). The waste tank will be taken out and sealed by a cover. The waste tank will be taken by hand to the loading/unloading space on Lot 790 in D.D. 381 and collected by professional contractor. An empty waste tank will be placed to the replaceable waste tank portable toilet. It does not involve any construction work for the operation.
- 7.9. No construction debris, silt and sewage will be discharged to or deposited inside the public drains from the site and no blockage will be induced to the natural stream to increase flooding risk.

Traffic

- 7.10. The site is accessible via a staircase connecting to Castle Peak Road – Tai Lam. No parking space is provided. Visitors come to the site by public transport.
- 7.11. A loading/unloading space for light goods vehicles is proposed on Lot 790 in D.D. 381. Goods for operation will be unloaded on this lot and delivered to the site by hand. It is estimated that a total of 2 trips (1 in and 1 out) will be generated per week.

Landscape

- 7.12. There was no existing trees on the subject site. Please refer to the plan showing the viewpoints of photographs (Plan 6b) and the photographs taken on 24.7.2021 for details.
- 7.13. 6 nos. of Bauhinia blakeana are proposed at the western side of the site. Potted Hibiscus rosa-sinensis are proposed along the site boundary of the Government Land. Please refer to Landscape Proposal (Plan 7b) for details.

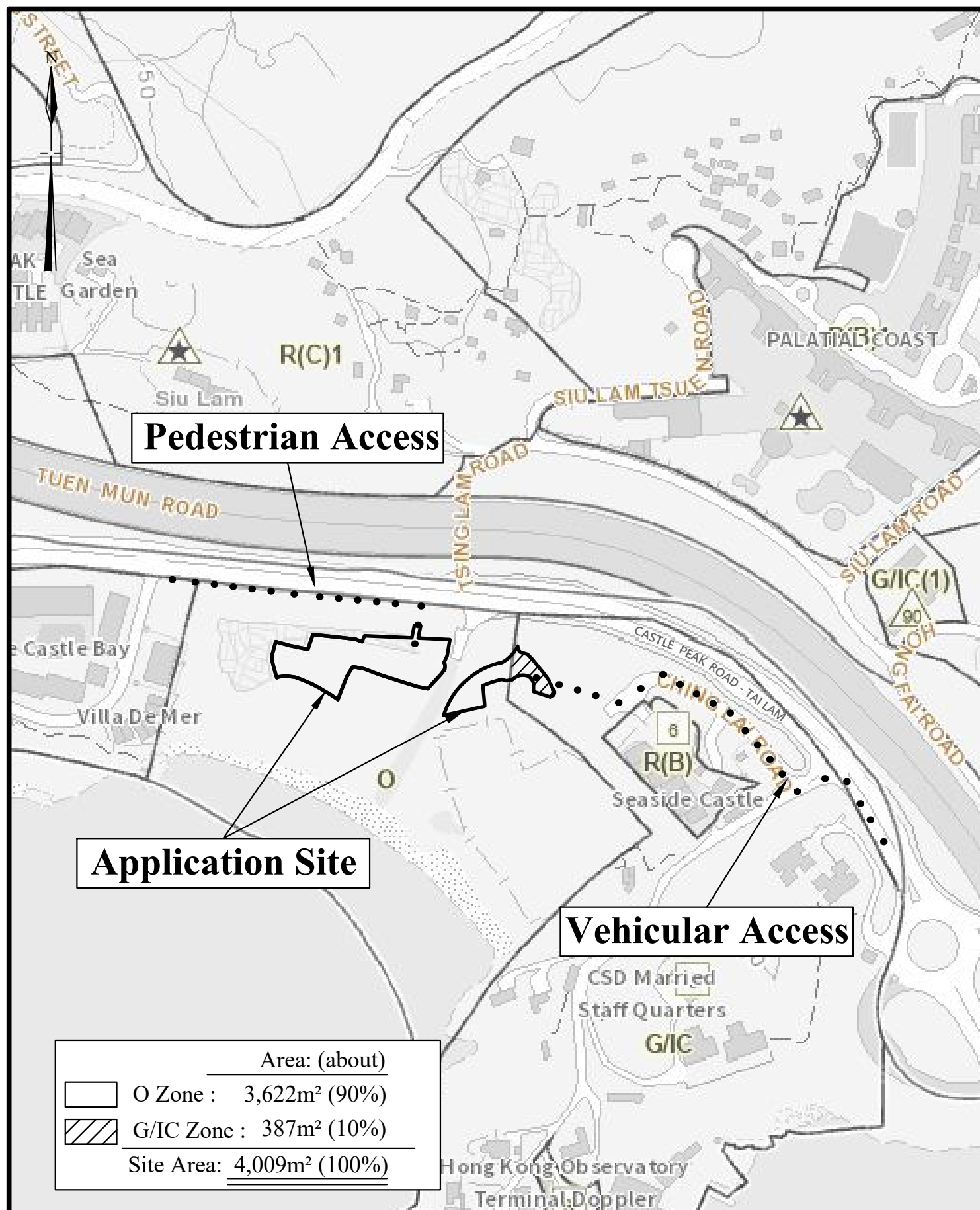
8. Planning Gain

- 8.1. The site is desirable for family and friends to spend quality time together with barbecue and tent camping activities.
- 8.2. The proposed use provides valuable employment opportunities in the local area.

- END -

Replaceable waste tank portable toilet





Extracted from Draft Tuen Mun Outline Zoning Plan No. S/TM/38

N.T.S

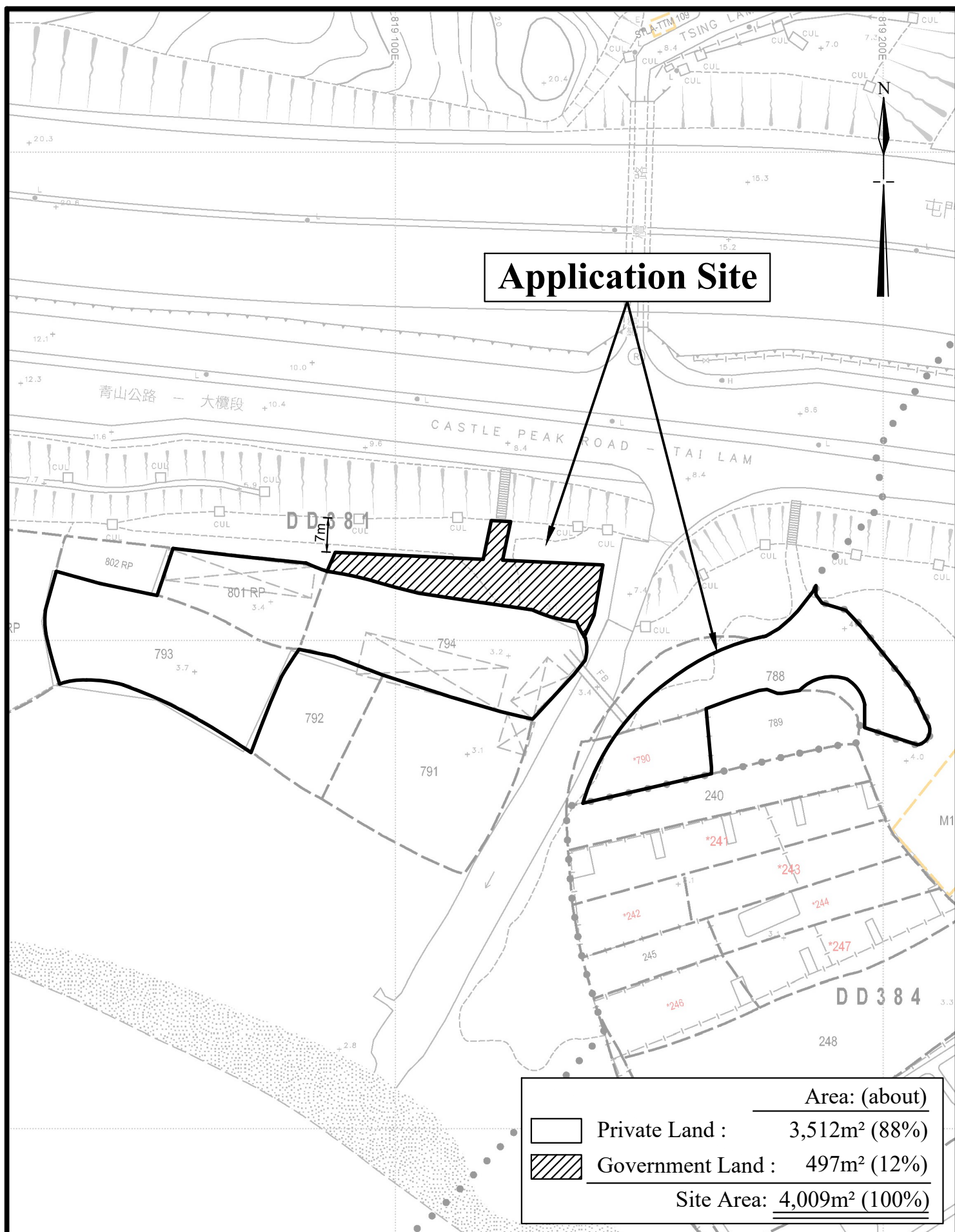
Location Plan

Goldrich Planners &
Surveyors Ltd.

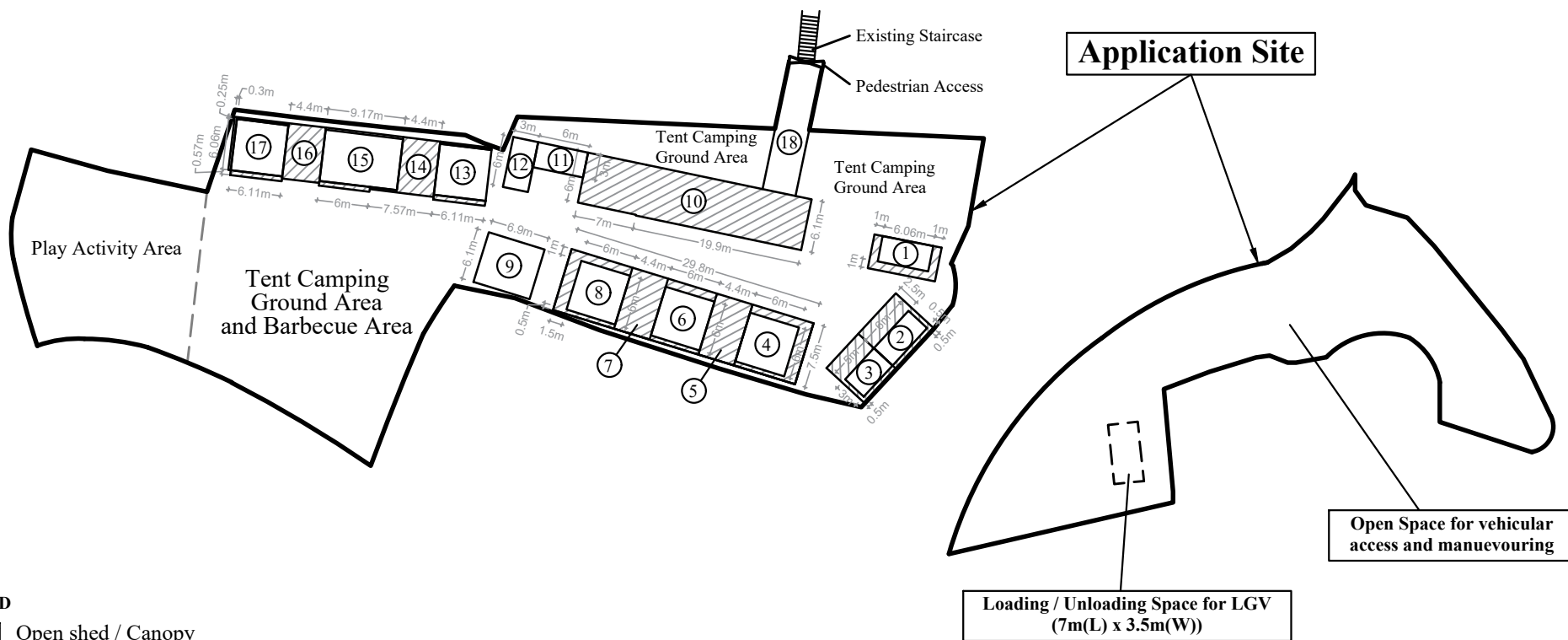
July 2024

Lots 788(Part), 790(Part), 793, 794 & 801 RP in D. D. 381
and Adjoining Government Land
Tuen Mun, New Territories


Plan 1b
(P 22015)



1:1000	Lot Index Plan Lot No. 788(part), 790(part), 793, 794 & 801 RP in D. D. 381 and Adjoining Government Land Tuen Mun, New Territories	Goldrich Planners & Surveyors Ltd.
July 2024		Plan 2b (P 22015)



LEGEND

 Open shed / Canopy

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height	No. of storey	No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height	No. of storey		
1	Office	33m²	33m²	6m	1	10	Open Shed	199.39m²	163.39m²	4m	1		
2	Service Counter	39m²	39m²	4.5m		11	Toilets		18m²	3.5m			
3	Service Counter	33m²	33m²			12			18m²				
4	Staff Pantry	223.5m²	56.25m²			13	Function Room	206.02m²	42.1m²	4m			
5			33m²			14	Storage		29.6m²				
6			45m²			15	Function Room		61.41m²				
7			Storage			33m²	16		Storage			28.9m²	
8	Storage		56.25m²			17	Function Room		44.01m²				
9	Function Room	42.09m²	42.09m²			4m	Total:		776m²	776m²			

No.	Structure / Use	Area (about)	Height	Storey
18	Paved Walkway with Hand Rails	70m ²	—	—

1:750 (A4)

Layout Plan

Goldrich Planners &
Surveyors Ltd.

August 2024

Lot No. 788(part), 790(part), 793, 794 & 801 RP in D. D. 381
and Adjoining Government Land
Tuen Mun, New Territories

Plan 3b
(P 22015)

The proposed use is Temporary Place of Recreation, Sports or Culture (Barbecue Area) and Temporary Holiday Camp (Private Tent Camping Ground).

Three containers are placed on the private lots and some tents are proposed on the adjacent Government Land with tent camping activity.

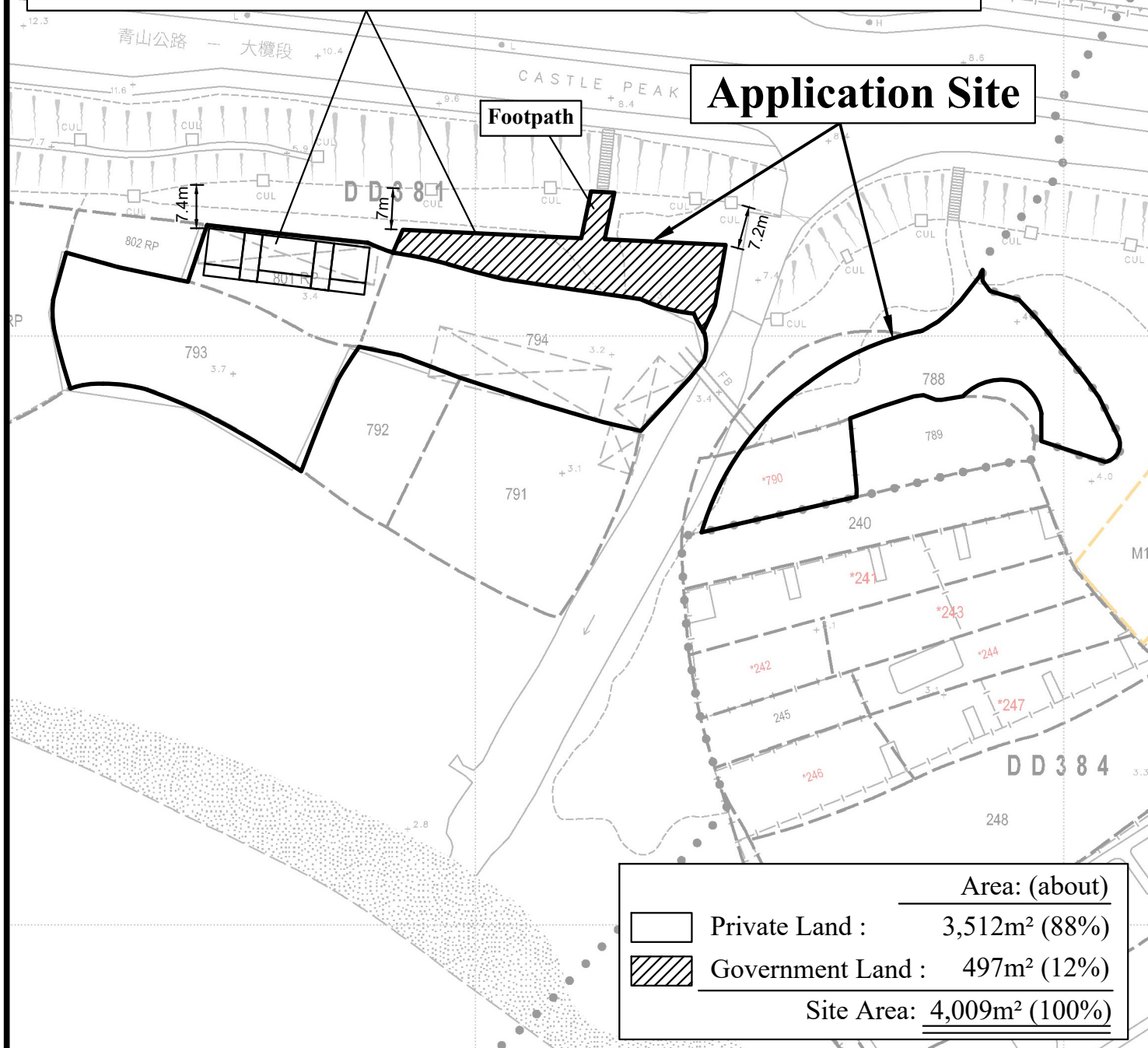
The proposed Government Land is about 7m from the foot of the man-made slope.

The nearest distance of the structure is about 7.4m from the foot of the man-made slope.

No construction works will be carried out.

The proposed activity will not affect the stability of the man-made slope and the retaining wall.

Therefore no Geotechnical Planning Review Report is required.



1:1000

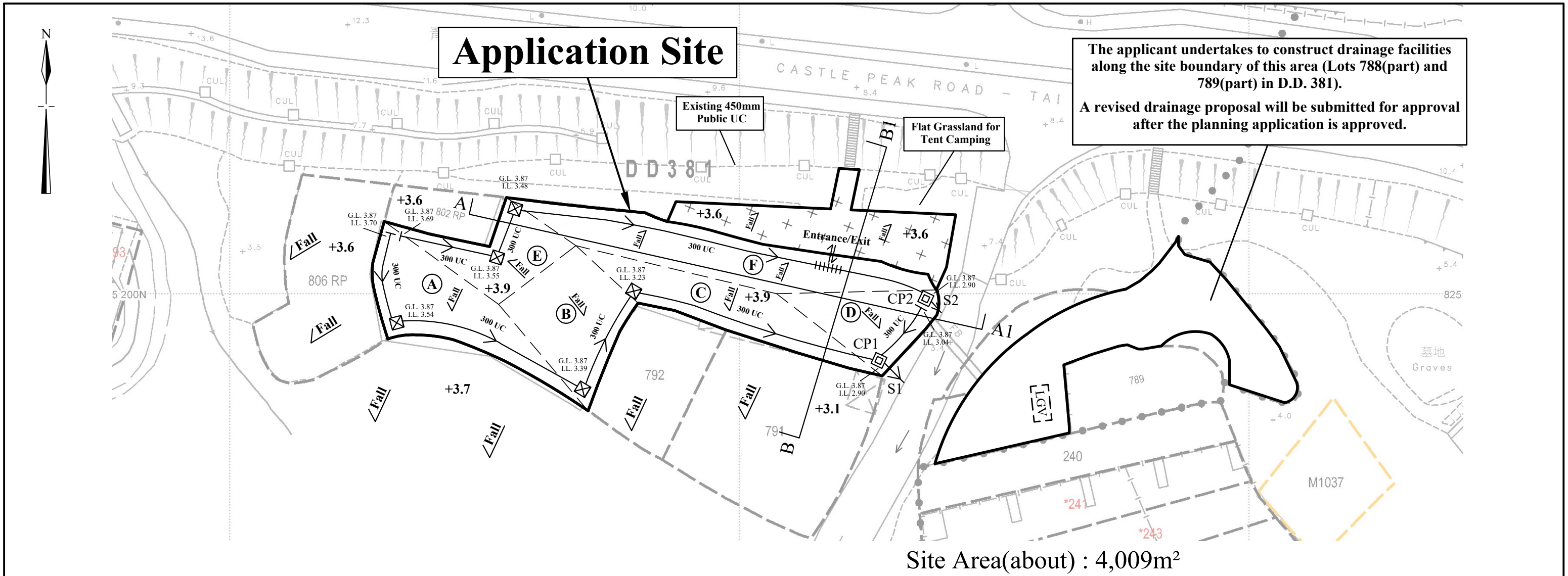
Plan showing the distance between the foot of the man-made slope and the nearest structure

Goldrich Planners & Surveyors Ltd.

July 2024

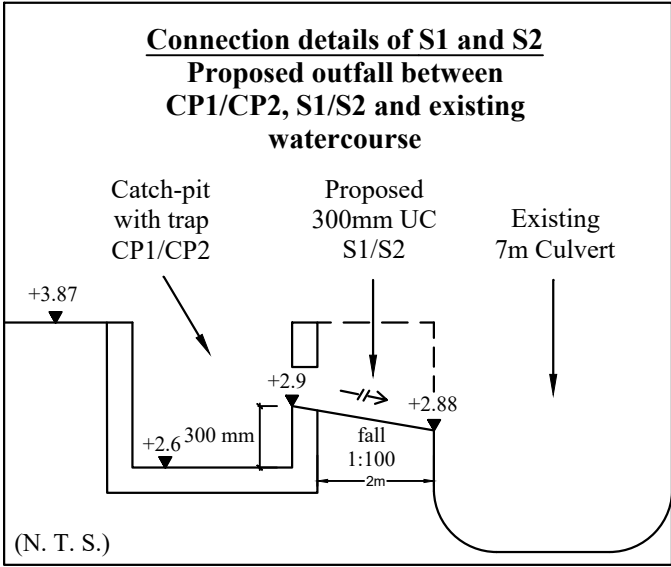
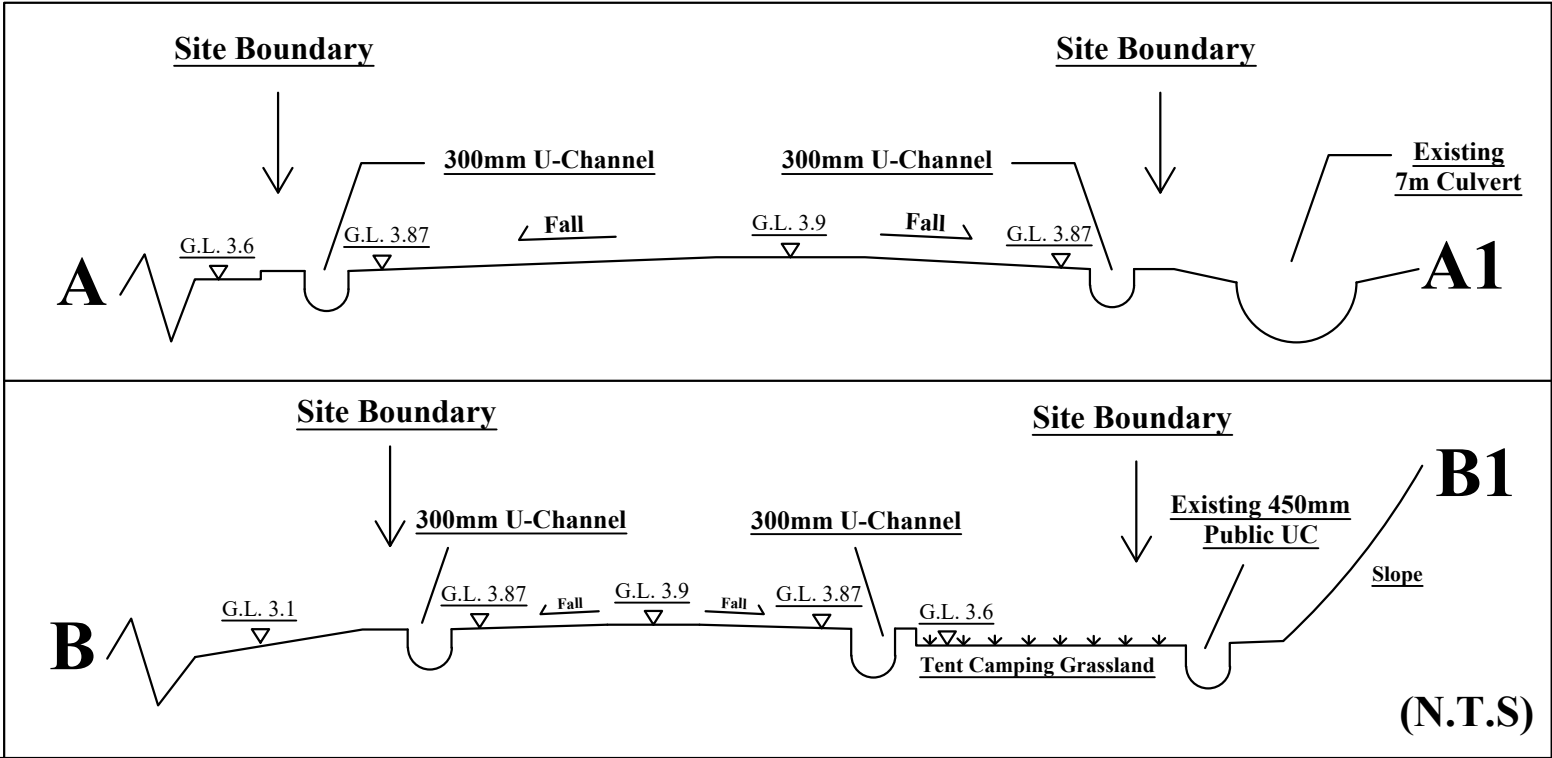
Lot No. 788(part), 790(part), 793, 794 & 801 RP in D. D. 381
and Adjoining Government Land
Tuen Mun, New Territories

**Plan 4b
(P 22015)**

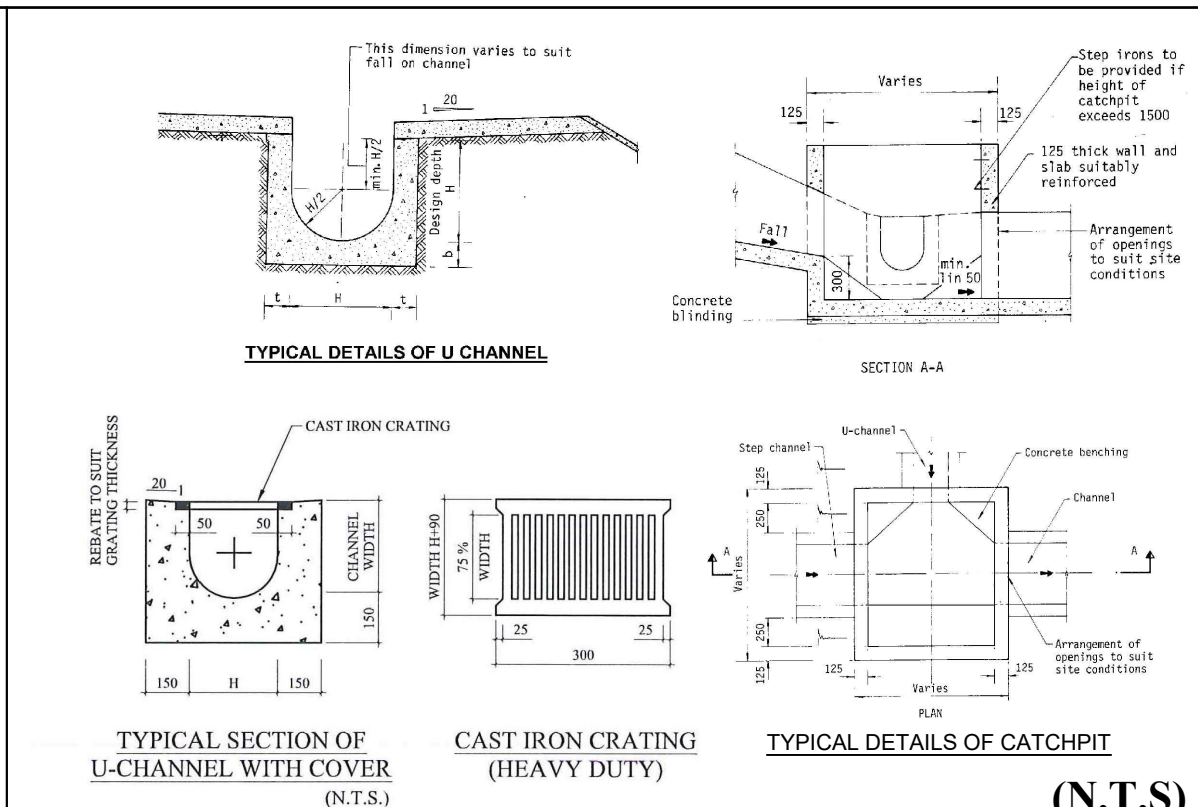
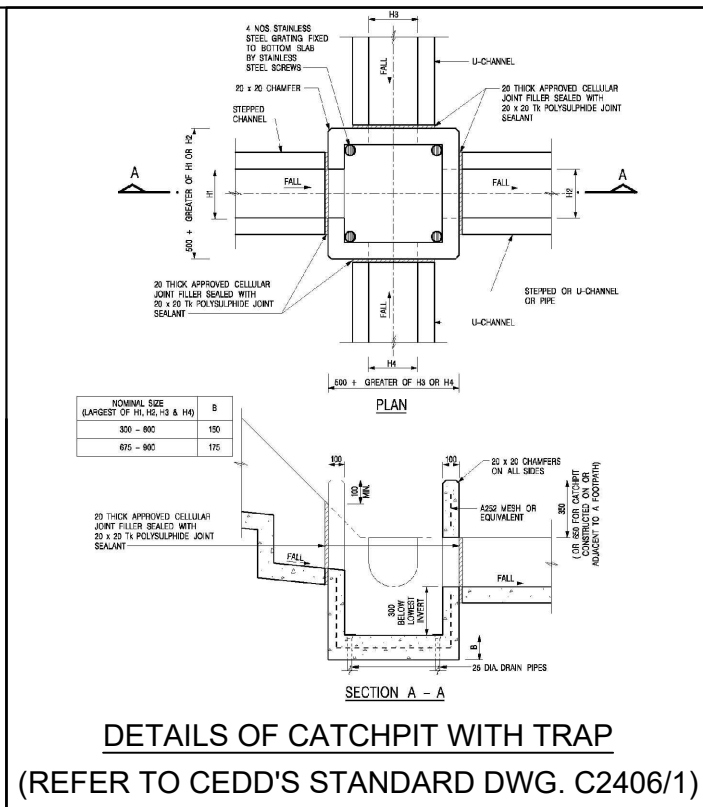
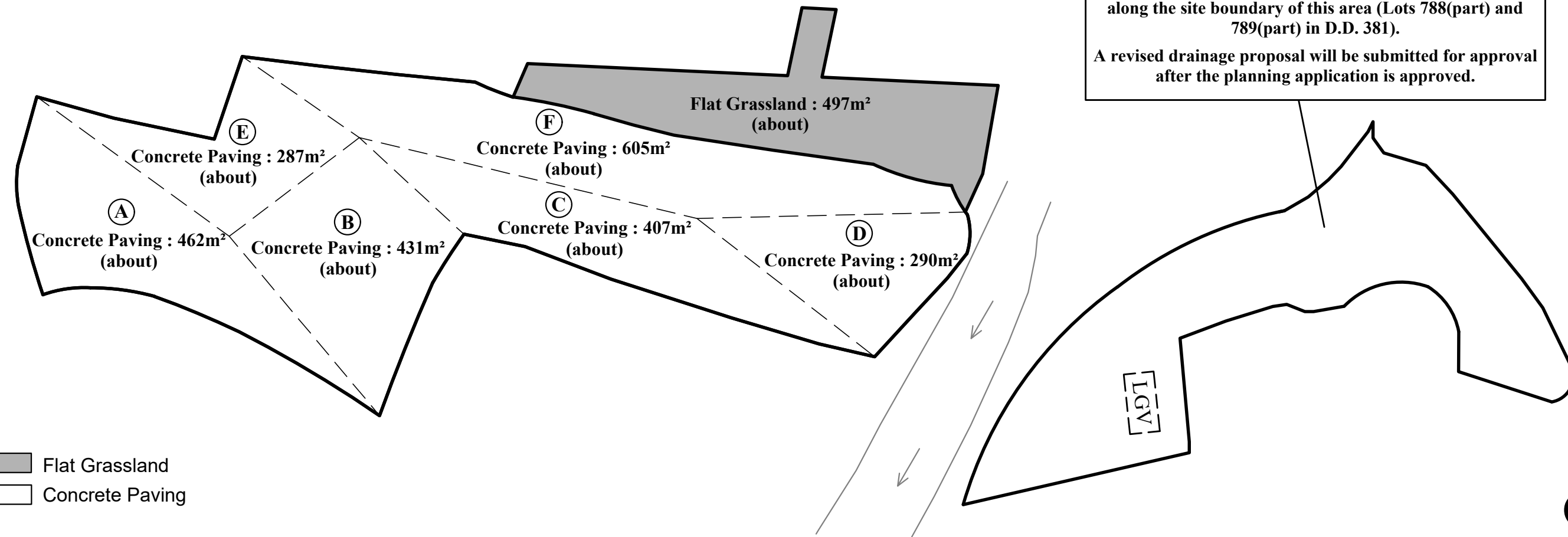


Legend:

- ☒ Proposed Catch-pit
- ☐ Proposed Catch-pit with trap
- Proposed 300mm U-Channel
- ++++ Proposed UC with C.I cover
- Boundary of Catchment Area
- ⬢ Flat Grassland



1:750 (A3)	Drainage Proposal Lot 788(part), 790(part), 793, 794 & 801 RP in D.D. 381 and Adjoining Government Land Tuen Mun, New Territories	Goldrich Planners & Surveyors Ltd.
October 2024		Plan 5.1 (P 22015)



1:750 (A3)

October 2024

Drainage Proposal

Lot 788(part), 790(part), 793, 794 & 801 RP in D.D. 381
and Adjoining Government Land
Tuen Mun, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 5.2
(P 22015)

1 For Catchment Area A

Area, A = 462 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 19.5 m

$$\text{Time of concentration, } t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (19.5) / (0.1^{0.2} \times 462^{0.1}) = 2.4 \text{ min}$$

Ref.

SDM 7.5.2 (d)

2 For Proposed U-Channel in catchment area A

	From	To
Ground level (mPD)	3.87	3.87
Invert level (mPD)	3.70	3.39

Width of u-channel, w = 300 mm
 Length of u-channel, L_c = 46.8 m
 Depth of vertical part of u-channel, d = 330 mm
 Gradient of u-channel, S_f = (3.7-3.39)/46.8 = 0.007

$$\text{Cross-Section Area, } a = 0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 330 = 0.134 \text{ m}^2$$

$$\text{Wetted Perimeter, } p = \pi r + 2 d = 3.14 \times 150 + 2 \times 330 = 1.131 \text{ m}$$

$$\text{Hydraulic radius, } R = a / p = 0.119 \text{ m}$$

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = R^{1/6} x (RS_f)^{1/2} / n = (0.119)^{1/6} x (0.119 x 0.007)^{1/2} / 0.016 = 1.23 m/s
 Time of flow, t_f = 0.6 min

SDM Table 13

SDM Table 12

4 Use "Rational Method" for calculation of design flow

$$\text{Design intensity, } i = a / (t_o + t_f + b)^c = 505.5 / (2.4 + 0.6 + 3.29)^{0.35} \text{ for return period } T = 50 \text{ years} = 262$$

SDM 4.3.2

SDM Table 3(a)

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Glassland(heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	462.0	438.9
SUM =			438.9

SDM 7.5.2 (b)

$$\text{Upstream flow, } Q_u = 0 \text{ m}^3/\text{s}$$

$$\text{Design flow, } Q_d = 0.278i \sum C_j A_j + Q_u \text{ where } A_j \text{ is in km}^2 = 0.278 \times 262 \times 438.9 / 1000000 + 0 = 0.032 \text{ m}^3/\text{s}$$

SDM 7.5.2 (a)

$$\text{Allowable flow, } Q_a = a \times v = 0.134 \times 1.23 = 0.165 \text{ m}^3/\text{s}$$

$$> Q_d \text{ (O.K.)}$$

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

Drainage Calculation

Goldrich Planners &
Surveyors Ltd.

June 2024

Lots 793, 794 and 801 RP in D.D. 381 and Adjoining Government Land,
Tuen Mun, New Territories

Page 1
(P22015)

1 For Catchment Area B			Ref.
Area, A	=	431 m ²	SDM 7.5.2 (d)
Average slope, H	=	0.1 m per 100m	
Distance on the line of natural flow, L	=	24 m	
Time of concentration, t _o	=	0.14465L / (H ^{0.2} A ^{0.1}) = 0.14465 (24) / (0.1 ^{0.2} *431 ^{0.1}) = 3.0 min	
2 For Proposed U-Channel in catchment area B			SDM 8.2.1
	From	To	
Ground level (mPD)	3.87	3.87	
Invert level (mPD)	3.39	3.23	
Width of u-channel, w	=	300 mm	
Length of u-channel, L _c	=	23.4 m	
Depth of vertical part of u-channel, d	=	490 mm	
Gradient of u-channel, S _f	=	(3.39-3.23)/23.4 = 0.007	
Cross-Section Area, a	=	0.5 π r ² + w d = 0.5 x 3.14 x 150 ² + 300 x 490 = 0.182 m ²	
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 150 + 2 x 490 = 1.451 m	
Hydraulic radius, R	=	a / p = 0.126 m	
3 Use Manning Equation for estimating velocity of stormwater			SDM Table 13 SDM Table 12
Take n	=	0.016 for concrete lined channels:-	
Allowable velocity, v	=	R ^{1/6} x (RS _f) ^{1/2} / n = (0.126) ^{1/6} x (0.126 x 0.007) ^{1/2} / 0.016 = 1.30 m/s	
Time of flow, t _f	=	0.3 min	
4 Use "Rational Method" for calculation of design flow			SDM 4.3.2 SDM Table 3(a) SDM 7.5.2 (b) SDM 7.5.2 (a)
Design intensity, i	=	a / (t _o + t _f + b) ^c = 505.5 / (3+0.3+3.29) ^{0.35} for return period T = 50 years = 259	
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	
Flat Glassland(heavy soil)	0.25	0.0	
Concrete Paving	0.95	431.0	
		SUM = 409.5	
Upstream flow, Q _u	=	0.032 m ³ /s	
Design flow, Q _d	=	0.278i Σ C _j A _j + Q _u where A _j is in km ² = 0.278 x 259 x 409.45 / 1000000 + 0.032 = 0.061 m ³ /s	
Allowable flow, Q _a	=	a x v = 0.182 x 1.3 = 0.236 m ³ /s	
	> Q _d (O.K.)		
Reference was made to Stormwater Drainage Manual (SDM) by DSD			
Scale: NA	Drainage Calculation		Goldrich Planners & Surveyors Ltd.
June 2024	Lots 793, 794 and 801 RP in D.D. 381 and Adjoining Government Land, Tuen Mun, New Territories		Page 2 (P22015)

1 For Catchment Area C			Ref.	
Area, A	=	407 m ²		
Average slope, H	=	0.1 m per 100m		
Distance on the line of natural flow, L	=	16.5 m		
Time of concentration, t _o	=	0.14465L / (H ^{0.2} A ^{0.1}) = 0.14465 (16.5) / (0.1 ^{0.2} *407 ^{0.1})	SDM 7.5.2 (d)	
	=	2.1 min		
2 For Proposed U-Channel in catchment area C				
	From	To		
Ground level (mPD)	3.87	3.87		
Invert level (mPD)	3.23	2.90		
Width of u-channel, w	=	300 mm		
Length of u-channel, L _c	=	50.1 m		
Depth of vertical part of u-channel, d	=	820 mm		
Gradient of u-channel, S _f	=	3.23-2.9)/50.1 = 0.007		
Cross-Section Area, a	=	0.5 π r ² + w d = 0.5 x 3.14 x 150 ² + 300 x 820		
	=	0.281 m ²		
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 150 + 2 x 820		
	=	2.111 m		
Hydraulic radius, R	=	a / p	SDM 8.2.1	
	=	0.133 m		
3 Use Manning Equation for estimating velocity of stormwater				
Take n	=	0.016 for concrete lined channels:-	SDM Table 13	
Allowable velocity, v	=	R ^{1/6} x (RS _f) ^{1/2} / n = (0.133) ^{1/6} x (0.133 x 0.007) ^{1/2} / 0.016	SDM Table 12	
	=	1.32 m/s		
Time of flow, t _f	=	0.6 min		
4 Use "Rational Method" for calculation of design flow				
Design intensity, i	=	a / (t _o + t _f + b) ^c	SDM 4.3.2	
	=	505.5 / (2.1+0.6+3.29) ^{0.355} for return period T = 50 years	SDM Table 3(a)	
	=	268		
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A	SDM 7.5.2 (b)
Flat Glassland(heavy soil)	0.25	0.0	0.0	
Concrete Paving	0.95	407.0	386.7	
		SUM =	386.7	
Upstream flow, Q _u	=	0.061 m ³ /s		
Design flow, Q _d	=	0.278i Σ C _f A _j + Q _u where A _j is in km ²		SDM 7.5.2 (a)
	=	0.278 x 268 x 386.65 / 1000000 + 0.061		
	=	0.090 m ³ /s		
Allowable flow, Q _a	=	a x v		
	=	0.281 x 1.32		
	=	0.372 m ³ /s		
	>	Q _d (O.K.)		
Reference was made to Stormwater Drainage Manual (SDM) by DSD				

Scale: NA	Drainage Calculation	Goldrich Planners & Surveyors Ltd.
June 2024		Page 3 (P22015)
	Lots 793, 794 and 801 RP in D.D. 381 and Adjoining Government Land, Tuen Mun, New Territories	

1 For Catchment Area D

Area, A = 290 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 27.8 m

$$\text{Time of concentration, } t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (27.8) / (0.1^{0.2} \times 290^{0.1}) = 3.6 \text{ min}$$

SDM 7.5.2 (d)

2 For Proposed U-Channel in catchment area D

	From	To
Ground level (mPD)	3.87	3.87
Invert level (mPD)	3.04	2.90

Width of u-channel, w = 300 mm
 Length of u-channel, L_c = 20.7 m
 Depth of vertical part of u-channel, d = 820 mm
 Gradient of u-channel, S_f = (3.04-2.9)/20.7 = 0.007

$$\text{Cross-Section Area, } a = 0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 820 = 0.281 \text{ m}^2$$

$$\text{Wetted Perimeter, } p = \pi r + 2 d = 3.14 \times 150 + 2 \times 820 = 2.111 \text{ m}$$

$$\text{Hydraulic radius, } R = a / p = 0.133 \text{ m}$$

SDM 8.2.1

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = R^{1/6} x (RS_f)^{1/2} / n = (0.133)^{1/6} x (0.133 x 0.007)^{1/2} / 0.016 = 1.34 m/s
 Time of flow, t_f = 0.3 min

SDM Table 13
 SDM Table 12

4 Use "Rational Method" for calculation of design flow

$$\text{Design intensity, } i = a / (t_o + t_f + b)^c = 505.5 / (3.6 + 0.3 + 3.29)^{0.355} \text{ for return period } T = 50 \text{ years} = 251$$

SDM 4.3.2
 SDM Table 3(a)

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Grassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	290.0	275.5
SUM =			275.5

SDM 7.5.2 (b)

$$\text{Upstream flow, } Q_u = 0 \text{ m}^3/\text{s}$$

$$\begin{aligned} \text{Design flow, } Q_d &= 0.278i \sum C_f A_j + Q_u \quad \text{where } A_j \text{ is in km}^2 \\ &= 0.278 \times 251 \times 275.5 / 1000000 + 0 \\ &= 0.019 \text{ m}^3/\text{s} \end{aligned}$$

SDM 7.5.2 (a)

$$\begin{aligned} \text{Allowable flow, } Q_a &= a \times v \\ &= 0.281 \times 1.34 \\ &= 0.377 \text{ m}^3/\text{s} \end{aligned}$$

$$> Q_d \text{ (O.K.)}$$

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Scale: NA

Drainage Calculation

Goldrich Planners &
 Surveyors Ltd.

June 2024

Lots 793, 794 and 801 RP in D.D. 381 and Adjoining Government Land,
 Tuen Mun, New Territories

Page 4
 (P22015)

1 For Channel Section S1

Area, A = 0 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 0 m

$$\text{Time of concentration, } t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (0) / (0.1^{0.2} \times 0^{0.1}) = 0.0 \text{ min}$$

2 For Proposed U-Channel Section S1

	From	To
Ground level (mPD)	3.87	3.87
Invert level (mPD)	2.90	2.88

Width of u-channel, w = 300 mm
 Length of u-channel, L_c = 2 m
 Depth of vertical part of u-channel, d = 840 mm
 Gradient of u-channel, S_f = (2.9-2.88)/2 = 0.010

$$\begin{aligned} \text{Cross-Section Area, } a &= 0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 840 \\ &= 0.287 \text{ m}^2 \\ \text{Wetted Perimeter, } p &= \pi r + 2 d = 3.14 \times 150 + 2 \times 840 \\ &= 2.151 \text{ m} \\ \text{Hydraulic radius, } R &= a / p \\ &= 0.134 \text{ m} \end{aligned}$$

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = R^{1/6} x (RS_f)^{1/2} / n = (0.134)^{1/6} x (0.134 x 0.01)^{1/2} / 0.016
 = 1.63 m/s
 Time of flow, t_f = 0.02 min

4 Use "Rational Method" for calculation of design flow

$$\begin{aligned} \text{Design intensity, } i &= a / (t_o + t_f + b)^c \\ &= 505.5 / (0+0+3.29)^{0.35} \text{ for return period } T = 50 \text{ years} \\ &= 330 \end{aligned}$$

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Grassland (heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	0.0	0.0
SUM =			0.0

$$\text{Upstream flow, } Q_u = 0.109 \text{ m}^3/\text{s}$$

$$\begin{aligned} \text{Design flow, } Q_d &= 0.278i \sum C_j A_j + Q_u \text{ where } A_j \text{ is in km}^2 \\ &= 0.278 \times 330 \times 0 / 1000000 + 0.109 \\ &= 0.109 \text{ m}^3/\text{s} \end{aligned}$$

$$\begin{aligned} \text{Allowable flow, } Q_a &= a \times v \\ &= 0.287 \times 1.63 \\ &= 0.469 \text{ m}^3/\text{s} \end{aligned}$$

$$> Q_d \text{ (O.K.)}$$

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Ref.

SDM 7.5.2 (d)

SDM 8.2.1

SDM Table 13

SDM Table 12

SDM 4.3.2
SDM Table 3(a)

SDM 7.5.2 (b)

SDM 7.5.2 (a)

Scale: NA

June 2024

Drainage Calculation

Lots 793, 794 and 801 RP in D.D. 381 and Adjoining Government Land, Tuen Mun, New Territories

Goldrich Planners &
Surveyors Ltd.

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1 For Catchment Area E	Ref.																
<div>Area, A = 287 m²</div> <div>Average slope, H = 0.1 m per 100m</div> <div>Distance on the line of natural flow, L = 15.8 m</div> <div>Time of concentration, t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465 (15.8) / (0.1^{0.2}*287^{0.1}) = 2.1 min</div>	SDM 7.5.2 (d)																
2 For Proposed U-Channel in catchment area E																	
<table><tr><td></td><td>From</td><td>To</td></tr><tr><td>Ground level (mPD)</td><td>3.87</td><td>3.87</td></tr><tr><td>Invert level (mPD)</td><td>3.69</td><td>3.48</td></tr></table> <div>Width of u-channel, w = 300 mm</div> <div>Length of u-channel, L_c = 31.5 m</div> <div>Depth of vertical part of u-channel, d = 240 mm</div> <div>Gradient of u-channel, S_f = 3.69-3.48)/31.5 = 0.007</div> <div>Cross-Section Area, a = 0.5 π r² + w d = 0.5 x 3.14 x 150² + 300 x 240 = 0.107 m²</div> <div>Wetted Perimeter, p = π r + 2 d = 3.14 x 150 + 2 x 240 = 0.951 m</div> <div>Hydraulic radius, R = a / p = 0.113 m</div>		From	To	Ground level (mPD)	3.87	3.87	Invert level (mPD)	3.69	3.48	SDM 8.2.1							
	From	To															
Ground level (mPD)	3.87	3.87															
Invert level (mPD)	3.69	3.48															
3 Use Manning Equation for estimating velocity of stormwater																	
<div>Take n = 0.016 for concrete lined channels:-</div> <div>Allowable velocity, v = R^{1/6}x (RS_f)^{1/2}/n = (0.113)^{1/6} x (0.113 x 0.007)^{1/2} / 0.016 = 1.19 m/s</div> <div>Time of flow, t_f = 0.4 min</div>	SDM Table 13 SDM Table 12																
4 Use "Rational Method" for calculation of design flow																	
<div>Design intensity, i = a / (t_o + t_f +b)^c = 505.5 / (2.1+0.4+3.29)^{0.355}for return period T = 50 years = 271</div> <table><tr><td>Type of surface</td><td>Runoff Coefficient C</td><td>Catchment Area A (m²)</td><td>C x A</td></tr><tr><td>Flat Glassland(heavy soil)</td><td>0.25</td><td>0.0</td><td>0.0</td></tr><tr><td>Concrete Paving</td><td>0.95</td><td>287.0</td><td>272.7</td></tr><tr><td colspan="3">SUM =</td><td>272.7</td></tr></table> <div>Upstream flow, Q_u = 0 m³/s</div> <div>Design flow, Q_d = 0.278i Σ C_fA_j + Q_u where A_j is in km² = 0.278 x 271 x 272.65 / 1000000 + 0 = 0.021 m³/s</div> <div>Allowable flow, Q_a = a x v = 0.107 x 1.19 = 0.128 m³/s > Q_d (O.K.)</div>	Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A	Flat Glassland(heavy soil)	0.25	0.0	0.0	Concrete Paving	0.95	287.0	272.7	SUM =			272.7	SDM 4.3.2 SDM Table 3(a) SDM 7.5.2 (b) SDM 7.5.2 (a)
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A														
Flat Glassland(heavy soil)	0.25	0.0	0.0														
Concrete Paving	0.95	287.0	272.7														
SUM =			272.7														
Reference was made to Stormwater Drainage Manual (SDM) by DSD																	

1 For Catchment Area F			Ref.	
Area, A	=	605 m ²		
Average slope, H	=	0.1 m per 100m		
Distance on the line of natural flow, L	=	9 m		
Time of concentration, t _o	=	0.14465L / (H ^{0.2} A ^{0.1}) = 0.14465 (9) / (0.1 ^{0.2} *605 ^{0.1})	SDM 7.5.2 (d)	
	=	1.1 min		
2 For Proposed U-Channel in catchment area F				
	From	To		
Ground level (mPD)	3.87	3.87		
Invert level (mPD)	3.48	2.90		
Width of u-channel, w	=	300 mm		
Length of u-channel, L _c	=	88.3 m		
Depth of vertical part of u-channel, d	=	820 mm		
Gradient of u-channel, S _f	=	(3.48-2.9)/88.3 = 0.007		
Cross-Section Area, a	=	0.5 π r ² + w d = 0.5 x 3.14 x 150 ² + 300 x 820		
	=	0.281 m ²		
Wetted Perimeter, p	=	π r + 2 d = 3.14 x 150 + 2 x 820		
	=	2.111 m		
Hydraulic radius, R	=	a / p	SDM 8.2.1	
	=	0.133 m		
3 Use Manning Equation for estimating velocity of stormwater				
Take n	=	0.016 for concrete lined channels:-	SDM Table 13	
Allowable velocity, v	=	R ^{1/6} x (RS _f) ^{1/2} / n = (0.133) ^{1/6} x (0.133 x 0.007) ^{1/2} / 0.016	SDM Table 12	
	=	1.32 m/s		
Time of flow, t _f	=	1.1 min		
4 Use "Rational Method" for calculation of design flow				
Design intensity, i	=	a / (t _o + t _f +b) ^c	SDM 4.3.2	
	=	505.5 / (1.1+1.1+3.29) ^{0.355} for return period T = 50 years	SDM Table 3(a)	
	=	276		
Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A	SDM 7.5.2 (b)
Flat Glassland(heavy soil)	0.25	0.0	0.0	
Concrete Paving	0.95	605.0	574.8	
		SUM =	574.8	
Upstream flow, Q _u	=	0.021 m ³ /s		
Design flow, Q _d	=	0.278i Σ C _f A _j + Q _u where A _j is in km ²		SDM 7.5.2 (a)
	=	0.278 x 276 x 574.75 / 1000000 + 0.021		
	=	0.065 m ³ /s		
Allowable flow, Q _a	=	a x v		
	=	0.281 x 1.32		
	=	0.372 m ³ /s		
	>	Q _d (O.K.)		
Reference was made to Stormwater Drainage Manual (SDM) by DSD				
Scale: NA	Drainage Calculation		Goldrich Planners & Surveyors Ltd.	
June 2024	Lots 793, 794 and 801 RP in D.D. 381 and Adjoining Government Land, Tuen Mun, New Territories		Page 7 (P22015)	

1 For Channel Section S2

Area, A = 0 m²
 Average slope, H = 0.1 m per 100m
 Distance on the line of natural flow, L = 0 m

$$\text{Time of concentration, } t_o = 0.14465L / (H^{0.2}A^{0.1}) = 0.14465(0) / (0.1^{0.2}0^{0.1}) = 0.0 \text{ min}$$

2 For Proposed U-Channel Section S2

	From	To
Ground level (mPD)	3.87	3.87
Invert level (mPD)	2.90	2.88

Width of u-channel, w = 300 mm
 Length of u-channel, L_c = 2 m
 Depth of vertical part of u-channel, d = 840 mm
 Gradient of u-channel, S_f = (2.9-2.88)/2 = 0.010

$$\begin{aligned} \text{Cross-Section Area, } a &= 0.5 \pi r^2 + w d = 0.5 \times 3.14 \times 150^2 + 300 \times 840 \\ &= 0.287 \text{ m}^2 \\ \text{Wetted Perimeter, } p &= \pi r + 2 d = 3.14 \times 150 + 2 \times 840 \\ &= 2.151 \text{ m} \\ \text{Hydraulic radius, } R &= a / p \\ &= 0.134 \text{ m} \end{aligned}$$

3 Use Manning Equation for estimating velocity of stormwater

Take n = 0.016 for concrete lined channels:-
 Allowable velocity, v = R^{1/6} x (RS_f)^{1/2} / n = (0.134)^{1/6} x (0.134 x 0.01)^{1/2} / 0.016
 = 1.63 m/s
 Time of flow, t_f = 0.02 min

4 Use "Rational Method" for calculation of design flow

$$\begin{aligned} \text{Design intensity, } i &= a / (t_o + t_f + b)^c \\ &= 505.5 / (0+0+3.29)^{0.355} \text{ for return period } T = 50 \text{ years} \\ &= 330 \end{aligned}$$

Type of surface	Runoff Coefficient C	Catchment Area A (m ²)	C x A
Flat Glassland(heavy soil)	0.25	0.0	0.0
Concrete Paving	0.95	0.0	0.0
SUM =			0.0

$$\text{Upstream flow, } Q_u = 0.065 \text{ m}^3/\text{s}$$

$$\begin{aligned} \text{Design flow, } Q_d &= 0.278i \sum C_f A_j + Q_u \text{ where } A_j \text{ is in km}^2 \\ &= 0.278 \times 330 \times 0 / 1000000 + 0.065 \\ &= 0.065 \text{ m}^3/\text{s} \end{aligned}$$

$$\begin{aligned} \text{Allowable flow, } Q_a &= a \times v \\ &= 0.287 \times 1.63 \\ &= 0.469 \text{ m}^3/\text{s} \end{aligned}$$

> Q_d (O.K.)

Reference was made to Stormwater Drainage Manual (SDM) by DSD

Ref.

SDM 7.5.2 (d)

SDM 8.2.1

SDM Table 13
SDM Table 12

SDM 4.3.2
SDM Table 3(a)

SDM 7.5.2 (b)

SDM 7.5.2 (a)

Scale: NA

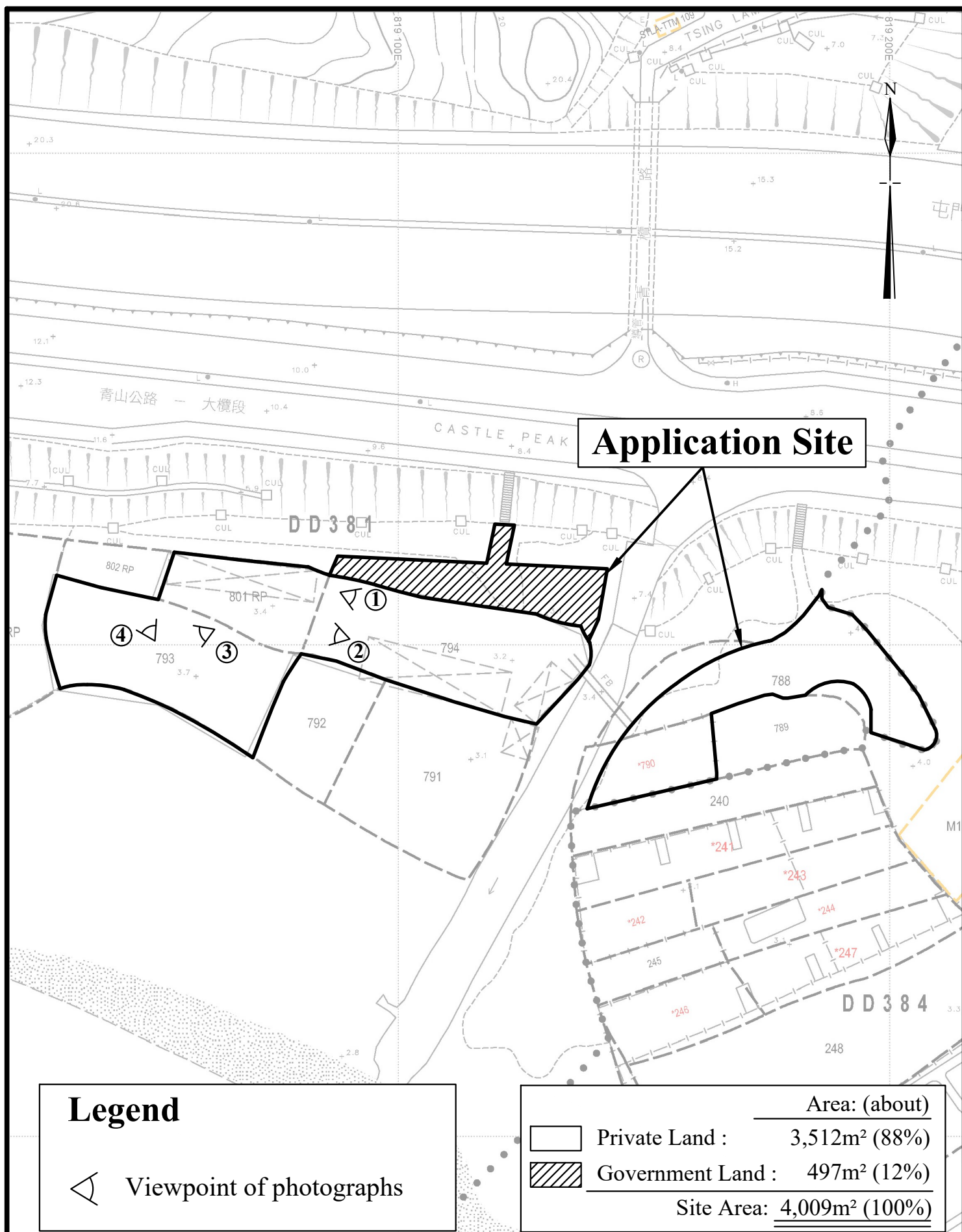
June 2024

Drainage Calculation

Lots 793, 794 and 801 RP in D.D. 381 and Adjoining Government Land, Tuen Mun, New Territories

Goldrich Planners &
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1:1000

July 2024

Viewpoints of Site Photographs taken on 24.7.2021

Lot No. 788(part), 790(part), 793, 794 & 801 RP in D. D. 381
and Adjoining Government Land
Tuen Mun, New Territories

Goldrich Planners &
Surveyors Ltd.

Plan 6b
(P 22015)

Photographs taken on 24.7.2021

Viewpoint 1



Viewpoint 2

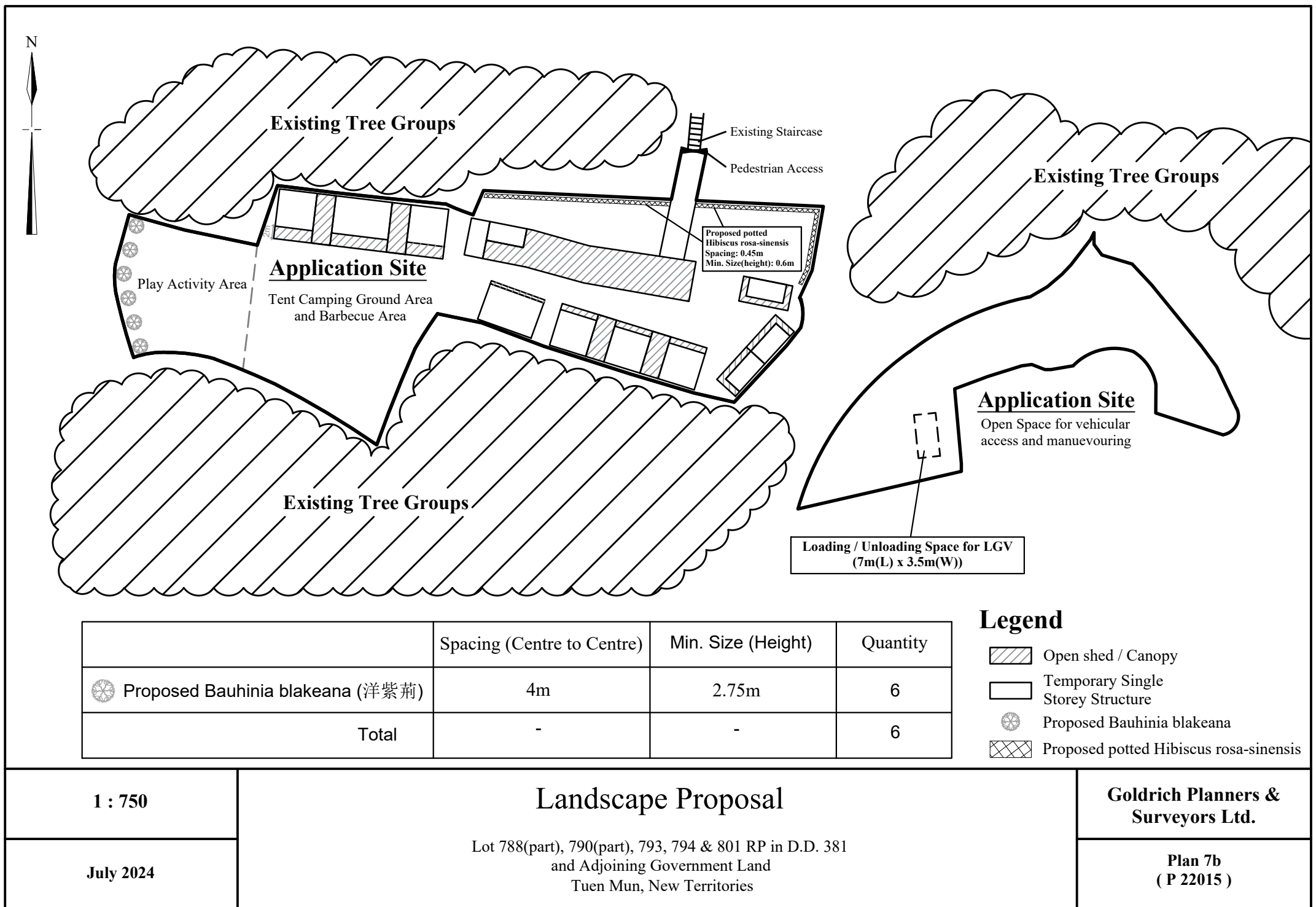


Viewpoint 3



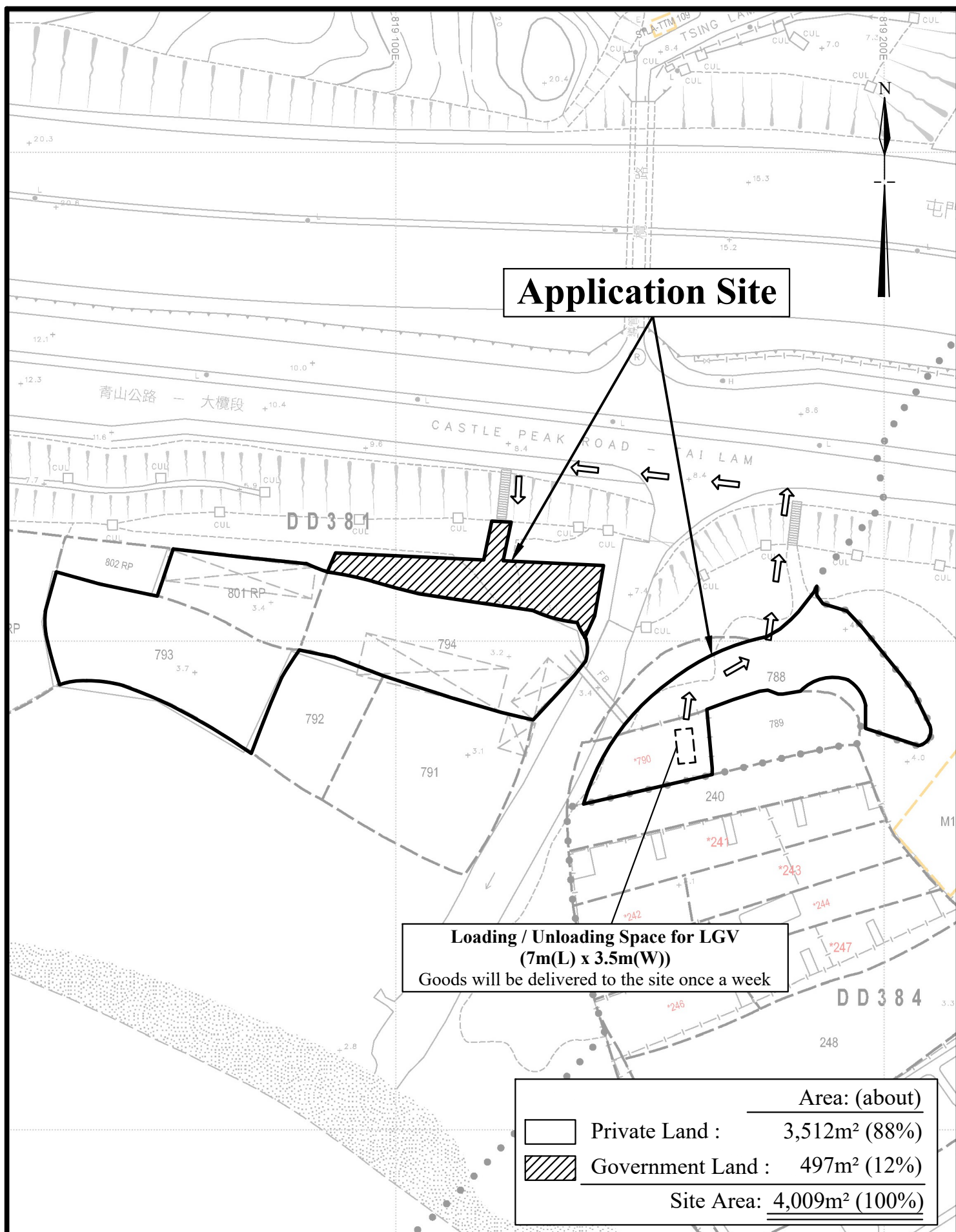
Viewpoint 4



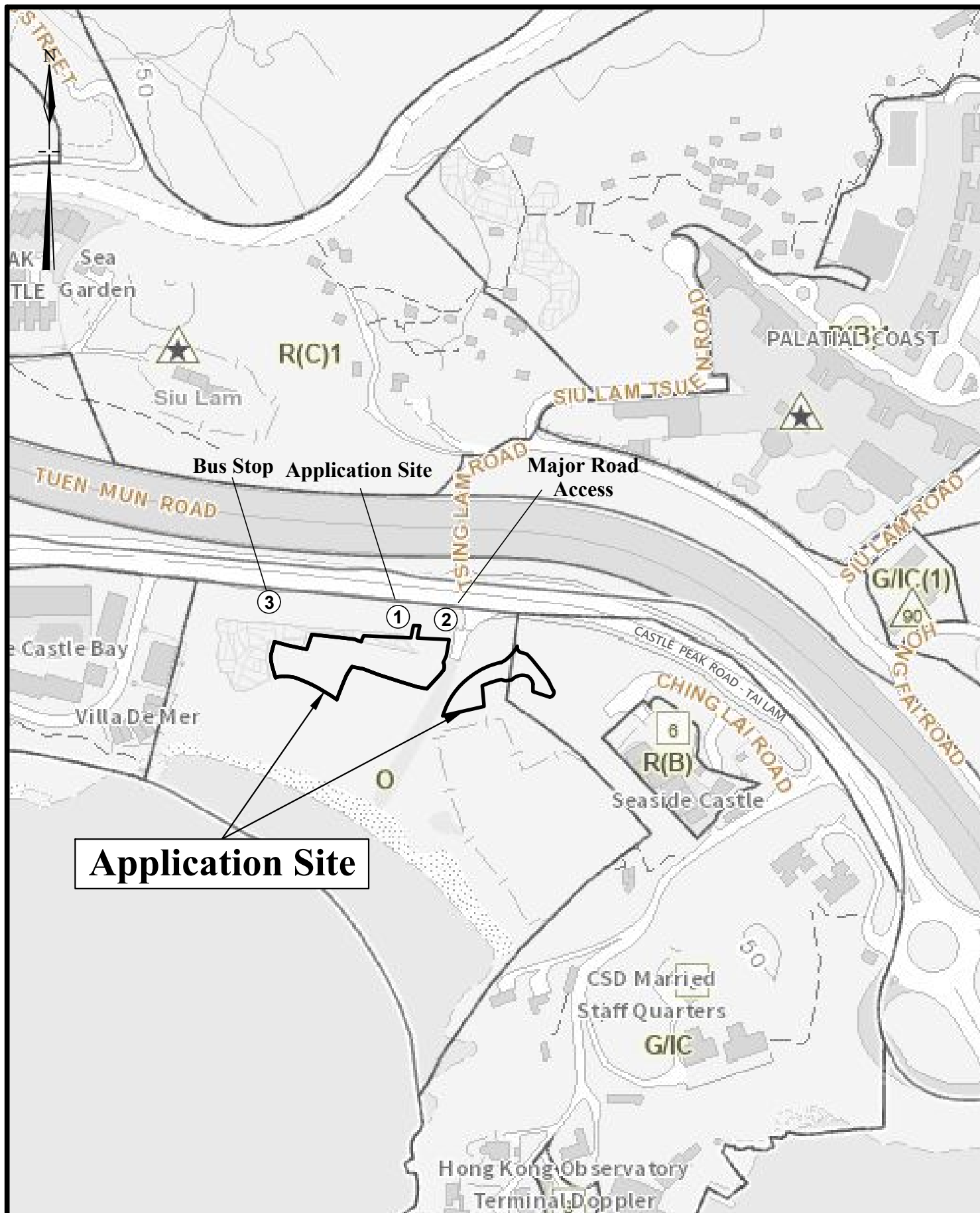




N.T.S	Aerial Photo Showing the Existing Tree Groups in the Vicinity Lot 788(part), 790(part), 793, 794 & 801 RP in D.D. 381 and Adjoining Government Land Tuen Mun, New Territories	Goldrich Planners & Surveyors Ltd.
July 2024		Plan 8b (P 22015)



1:1000	Plan Showing the Loading/Unloading Space for LGV Lot No. 788(part), 790(part), 793, 794 & 801 RP in D. D. 381 and Adjoining Government Land Tuen Mun, New Territories	Goldrich Planners & Surveyors Ltd.
July 2024		Plan 9b (P 22015)



Extracted from Draft Tuen Mun Outline Zoning Plan No. S/TM/38

N.T.S	Plan Showing the Location of Site Notices Lots 788(Part), 790(Part), 793, 794 & 801 RP in D. D. 381 and Adjoining Government Land Tuen Mun, New Territories	Goldrich Planners & Surveyors Ltd.
July 2024		Plan 10b (P 22015)

Government Departments' General Comments

1. Traffic

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

- no objection on the application; and
- the eastern portion of the application site (the Site) is connected to the public road network via local access roads which are not managed by Transport Department.

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

- no adverse comment on the application; and
- the vehicular access from Ching Lai Road to the Site is not maintained by HyD.

2. Environmental

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and
- there was a substantiated environmental complaint pertaining to the Site regarding air quality in the past three years.

3. Nature Conservation and Agriculture

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

No strong view on the application from nature conservation perspective as the Site falls within “Open Space” and “Government, Institution or Community” zones and is largely disturbed in nature.

4. Landscape

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

- the Site is situated in an area of residential urban fringe landscape character predominated by small houses development and tree groups, inshore water is located closely separating the western and eastern portions of the Site; and

- no adverse comment on the application from landscape planning perspective as the applicant proposed new tree planting along the western boundary and shrub planting (*Hibiscus rosa-sinensis*) to be continuously planted along the northern boundary for screening.

5. Drainage

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

- no adverse comment on the application from public drainage viewpoint; and
- should the Board consider the application acceptable, a condition should be stipulated in the approval letter requiring the applicant to submit a revised drainage proposal, to implement and maintain the proposed drainage facilities to his satisfaction.

6. Fire Safety

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

- no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction; and
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval.

7. Open Space

Comments of the Director of Leisure and Cultural Services (DLCS):

No adverse comment on the application and there are no projects under planning at the Site.

8. Geotechnical

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

No comment on the application noting that the proposed tent camping ground area is set back from the toe of Feature no. 6SW-D/F278 by 7m.

9. Licensing

Comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department (CO(LA), OLA, HAD):

No licensing or Certificate of Compliance applications for operation of guesthouse / clubhouse at the Site was received by his Office.

10. Local's Views

Comments of the District Officer/Tuen Mun, HAD (DO/TM, HAD):

His office has not received any comments from the locals.

11. Cultural Heritage

Comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES(A&M), AMO):

- the Site falls partly within Siu Lam Site of Archaeological Interest (**Plans A-1 to A-2**); and
- no objection in principle to the application from the archaeological and built heritage perspectives.

12. Other Departments

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

- Chief Building Surveyor/New Territories West, Buildings Department;
- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), CEDD;
- Director of Food and Environmental Hygiene;
- Director of Electrical and Mechanical Services; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the development on the Site;
- (c) the planning permission is given to the development(s)/use(s) under application. It does not condone any other development(s)/use(s) (i.e. parking of vehicles) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (d) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - there are unauthorised structures within the Site. Among them, some of them were covered by the planning application, whilst some of them including footbridge, tent and porch were not covered by the subject planning application;
 - the applicant is required to immediately remove the footbridge which were prone to sliding over a section of existing nullah/natural stream on GL and rectify the lease breaches by either demolishing unauthorised structures not covered by the subject application or including all unauthorised structures erected on the Lots in the application tallying with the layout plan submitted by the applicant for his consideration. The applicant should ensure the consistency between the layout plan and the site condition in order to address the repeated discrepancies;
 - as regards the unauthorised structures not covered by the application, the lot owner(s)/applicant shall either (i) remove the unauthorised structures not covered by the application immediately; or (ii) include the unauthorised structures in the application for the further consideration by the relevant departments and subject to the approval of the Town Planning Board (the Board) to the application which shall have reflected the rectification or amendment as aforesaid required, the lot owner(s) shall apply to his office for an Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structures erected and the occupation of GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate to be imposed by LandsD. LandsD reserves the right to take enforcement action against the lot 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 subject to lease enforcement actions according

to case priority and land control action for any unlawful occupation of GL;

- according to Land Registry records, the applicant is not the current owner of the Lots. The proposed Loading/Unloading Space for light goods vehicles is within Lot No. 790 in D.D. 381 which is accessible via Lot No. 788 in D.D. 381 and adjoining GL leading from Ching Lai Road as proposed by the applicant on the layout plan. Nonetheless, Lot No. 790 in D.D.381 is sandwiched between adjacent Lot Nos. 788 and 789 both in D.D.381 and Lot No. 240 in D.D.384 and they are not under the same ownership of Lot Nos. 790, 793, 794 and 801 RP all in D.D.381. Hence, the requirement for provision of a loading/unloading space for light goods vehicles in Lot No. 790 in D.D.381 via Lot No. 788 in D.D.381 or adjoining private lots may not be feasible and cannot be written into the land documents to give effect to this proposal should planning permission be given;
 - the western portion of the Site is accessible via an existing staircase branching off from the pavement of Castle Peak Road while the eastern portion of the Site is accessible via a strip of GL leading from Ching Lai Road. LandsD does not carry out maintenance works for the said staircase and road nor guarantee that any right-of-way to the Site will be given. The lot owner(s)/applicant shall be responsible for his own access arrangement;
 - for a better utilization of the GL adjoining the Site, it is emphasised that there is no guarantee that the STT would cover the GL within the Site; and
 - he reserves the right to take lease enforcement actions as considered appropriate against any unauthorised erection/extensions/alternations of the structures erected or to be erected within the Lots and land control action for any unlawful occupation of GL at any time irrespective of whether planning permission will be given or not. Enforcement action will be taken should any structure or structures be found erected without prior approval given by his office or be in breach of the approval given;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
- the applicant should clarify with relevant lands and maintenance authorities for the management and maintenance responsibilities of the local access road;
 - the applicant shall only serve visitors with reservations and notify the visitors in advance during the reservation that no parking space is provided within the Site;
 - loading/unloading should be confined with the Site;
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and

- the Site is connected to the public road (Castle Peak Road – Tai Lam) via local access which is not managed by TD. The land status of the access road should be checked with LandsD by the applicant. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the vehicular access from Ching Lai Road to the Site is not and will not be maintained by HyD;
 - according to the applicant, visitors would access the Site via the existing staircase on the slope no. 6SW-D/F278. Besides, the unloaded goods will be delivered to the Site by hand via the existing staircases on the slope nos. 6SW-D/FR279 and 6SW-D/F278 respectively. The Slopes Team of HyD maintains exclusive maintenance access with lockable gate on slopes only. The concerned staircases on both slopes mentioned are not and will not be maintained by HyD; and
 - as the application would induce extra amount of passage on the concerned staircases from general public and operation staff to the Site, the applicant should assess the capacity of the staircases. The applicant should ensure that the application would not hinder the existing users including but not limited to HyD from using the existing staircases;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant shall increase the frequency of collection of waste to once per week to maintain the environment and hygiene;
- (h) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should implement good site practices to avoid adverse impacts on the trees and watercourse near the Site. Should tree felling and/or vegetation clearance on GL be unavoidable, prior approval from LandsD should be obtained;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application by the 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) to obtain necessary approval on tree works, where appropriate;

(j) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

- the applicant is required to provide the stormwater drainage proposal for Lots 788 (Part) & 790 (Part) in D.D. 381 to his satisfaction;
- 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;
- the applicant is reminded that the sewerage impact should meet the full satisfaction of the Environmental Protection Department, the planning authority of sewerage infrastructure;
- the applicant is reminded that the existing 450mm U-channel located at the toe of a slope to the northern end of the Lot No. 794 for collecting runoff from the grassland area of the Site is not DSD's facility based on the drainage record. Consent should be sought from the relevant owners or parties who are responsible for the maintenance of the drainage facilities concerned for any proposed works; and
- the applicant that he 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;

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

- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
- the location of proposed fire services installations to be installed should be clearly marked on the layout plans;
- licensing requirement would be formulated upon receive of formal application via the licensing authority; and
- if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123) (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(l) to note the comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department (CO(LA), OLA, HAD) that:

- according to the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) ("HAGAO"), "hotel" and "guesthouse" mean any premises whose

occupier, proprietor or tenant holds out that, to the extent of his available accommodation, he will provide sleeping accommodation at a fee for any person presenting himself at the premises, unless all accommodation in the premises is provided for a period of 28 consecutive days or more for each letting which is exempted under the Hotel and Guesthouse Accommodation (Exclusion) Order (Cap. 349C);

- under the Clubs (Safety of Premises) Ordinance (Cap. 376) (“CuSPO”), “club” means any corporation or association of persons formed for the purpose of affording its members facilities for social intercourse or recreation and which:
 - (i) provides services for its members (whether or not for the purpose of gain); and
 - (ii) has a club-house of which only its members and their accompanied guests have a right of use;
 - if the mode of operation falls within the definition of “hotel” or “guesthouse” under the HAGAO or “club” under the CuSPO, a licence under the HAGAO or a Certificate of Compliance under the CuSPO must be obtained before operation respectively. Whether the mode of operation of a campsite falls within the ambit of the HAGAO and/or CuSPO depends on the actual circumstances of each case;
 - for any structure which constitutes as “building works” or “building” under the BO to be included into the licence, the applicant should submit a copy of either an occupation permit issued by the Building Authority (BA) or a Certificate of Compliance issued by the LandsD when making an application under the HAGAO and/or CuSPO; and
 - detailed licensing requirements will be formulated upon receipt of application under the HAGAO and/ or CuSPO, if applicable;
- (m) to note the comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (ES(A&M), AMO) that when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works, AMO should be informed;
- (n) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorised building works (UBWs) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- for UBWs erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing 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;
 - the two portions of the Site shall be considered as two separate sites and 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;
 - if any portion of the Site does not abut on a specified street of not less than 4.5m wide and its/their permitted development intensity shall be determined under Regulation 19(3) of B(P)R at the building plan submission stage;
 - if the proposed uses under application are subject to the issue of a licence, the applicant is 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
 - detailed comments under BO will be provided during building plans submission stage;
- (o) to note the comments of Director of Food and Environmental Hygiene (DFEH) that:
- proper licence / permit issued by her department is required if there is any food business / catering service / activities regulated by 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;
 - 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. Also, for any waste generated from the commercial activities, the applicant should handle on their own/at their expenses;
 - the applicant shall conduct, by all practical means, pest control measures to avoid infestation of pest including mosquitos and rodents at the Site and its surroundings; and
 - the associated works and operations shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding; and
- (p) to note the comments of the Commissioner of Police (C of P) that the applicant should be reminded that the occupant of the Site should ensure they have an adequate number of staff to maintain the smooth flow of the vehicular access and

impose sufficient security measures, including CCTV, alarm system and security guards to reduce the crime occurrence.

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

參考編號
Reference Number: 240429-103314-85825

提交限期
Deadline for submission: 14/05/2024

提交日期及時間
Date and time of submission: 29/04/2024 10:33:14

有關的規劃申請編號
The application no. to which the comment relates: A/TM/592

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

意見詳情
Details of the Comment :

本人就A/TM/592之規劃申請作出反對，理由如下：-

剝奪公眾人士本來進出和使用小欖海灘（海灘）的權利

就現時現址之位置圖而言，新建議將會將進出海灘的唯一路段一併列為私人場所範圍，完全剝奪公眾人士進出海灘的權利，並且將沙灘美景收歸已有，直接剝奪公眾人士現時應享有之權利。

噪音，氣味，可見煙霧

過往，同一位置附近亦有一私人經營的燒烤場。在該段時期，附近居民亦作出大量噪音氣味污染及可見煙霧的投訴。重新設置燒烤場，相信會再引至噪音，氣味及可見煙霧污染的投訴，嚴重影響居民寧靜的生活環境，而且該處乃係飛機降落前之主要航道，可見煙霧均會對飛機視野有一定之影響。

排污問題

就現時現址之排水問題而言，該址之排污均直接排到該處之清水坑之上，而且亦是污水/帶有油份之廢水，嚴重影響該處之水質/地質污染。

就以上三點，本人對有關申請作出反對。

MR CHAN

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

240429-113245-43891

提交限期**Deadline for submission:**

14/05/2024

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

29/04/2024 11:32:45

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

A/TM/592

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

先生 Mr. Barkley Chiu

意見詳情**Details of the Comment :**

本人就A/TM/592之規劃申請作出反對，理由如下：-

剝奪公眾人士本來進出和使用小欖海灘（海灘）的權利

就現時現址之位置圖而言，新建議將會將進出海灘的唯一路段一併列為私人場所範圍，完全剝奪公眾人士進出海灘的權利，並且將沙灘美景收歸已有，直接剝奪公眾人士現時應享有之權利。

噪音，氣味，可見煙霧

過往，同一位置附近亦有一私人經營的燒烤場。在該段時期，附近居民亦作出大量噪音氣味污染及可見煙霧的投訴。重新設置燒烤場，相信會再引至噪音，氣味及可見煙霧污染的投訴，嚴重影響居民寧靜的生活環境，而且該處乃係飛機降落前之主要航道，可見煙霧均會對飛機視野有一定之影響。

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就以上三點，本人對有關申請作出反對。

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

240429-110750-17751

提交限期**Deadline for submission:**

14/05/2024

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

29/04/2024 11:07:50

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

A/TM/592

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

先生 Mr. Leung

意見詳情**Details of the Comment :**

本人就A/TM/592之規劃申請作出反對，理由如下：-

剝奪公眾人士本來進出和使用小欖海灘（海灘）的權利

就現時現址之位置圖而言，新建議將會將進出海灘的唯一路段一併列為私人場所範圍，完全剝奪公眾人士進出海灘的權利，並且將沙灘美景收歸已有，直接剝奪公眾人士現時應享有之權利。

噪音、氣味、可見煙霧

過往，同一位置附近亦有一私人經營的燒烤場。在該段時期，附近居民亦作出大量噪音、氣味污染及可見煙霧的投訴。重新設置燒烤場，相信會再引至噪音、氣味及可見煙霧污染的投訴，嚴重影響居民寧靜的生活環境，而且該處乃係飛機降落前之主要航道，可見煙霧均會對飛機視野有一定之影響。

排污問題

就現時現址之排水問題而言，該址之排污均直接排到該處之清水坑之上，而且亦是污水/帶有油份之廢水，嚴重影響該處之水質/地質污染。

就以上三點，本人對有關申請作出反對。

V4

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



就A/TM/592作出反對！

28/04/2024 21:55

From:

To:

Sent by:

File Ref:

tpbpd@pland.gov.hk
tpbpd@pland.gov.hk

本人就A/TM/592之規劃申請作出反對，理由如下：-

一) 剝奪公眾人士本來進出和使用小欖海灘（“海灘”）的權利

就現時現址之位置圖而言，新建議將會將進出海灘的唯一路段一併列為私人場所範圍，完全剝奪公眾人士進出海灘的權利。

現時，一般公眾人士可自由進出海灘，在不在付費情況下，可隨時進入海灘，享受大自然提供的環境。付費燒烤場無疑阻礙公眾人士之進出，直接剝奪公眾人士現時應享有的權利。

二) 惡化青山公路小欖段交通

另外，現時青山公路小欖段一帶，交通流量已經接近飽和，提出申請的燒烤場無疑會吸引人流車流，進一步惡化青山公路擠塞情況。

三) 噪音和氣味

過往，同一位置附近亦有一私人經營的燒烤場。在該段時期，附近居民亦作出大量噪音及氣味污染的投訴。重新設置燒烤場，相信會再引至噪音和氣味污染的投訴，嚴重影響居民寧靜的生活環境。

就以上三點，本人對有關申請作出反對。

公眾假期士陳生

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

From: [REDACTED]
Sent: 2024-05-14 星期二 15:17:12
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 反對 A/TM/592 之規劃申請

本人就 A/TM/592 之規劃申請作出反對，理由如下：-

一) 剝奪公眾人士本來進出和使用小欖海灘（"海灘"）的權利

就現時現址之位置圖而言，新建議將會將進出海灘的唯一路段一併列為私人場所範圍，完全剝奪公眾人士進出海灘的權利。

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就以上三點，本人對有關申請作出反對。

葉先生
市民
從我的 iPhone 傳送

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

From: [REDACTED]
Sent: 2024-05-14 星期二 02:51:40
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/TM/592 DD 381 Castle Peak / Tsing Lam Road Open Space / GIC

A/TM/592

Lots 788 (Part), 790 (Part), 793, 794 and 801 RP in D.D. 381 and Adjoining Government Land, Castle Peak Road – Tai Lam, Tuen Mun

Site area: About 4,432sq.m Includes Government Land of about 677sq.m

Zoning: "Open Space" and "GIC"

Applied use: BBQ / Holiday Camp (Private Tent Camping Ground) / Bike Ride / 1 Vehicle Parking / **6 Years**

Dear TPB Members,

584 withdrawn. Back with an additional site that is currently used for parking. No information provided as to its proposed use, certainly much more than would be required to park one single vehicle?

Members should question what is the current status of this parking lot on 'GIC' zoning as there is no application mentioned on the OZP website.

Again no data on the number of tents, just vague references to 40 visitors.

Previous objections relevant and upheld. There appears to be a hidden agenda that should be checked out.

Object also to six years as this allows three years virtually unsupervised and unaccountable. As the operation includes facilities for children then TPB has a duty to require stringent oversight.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 25 August 2023 9:06 PM HKT
Subject: Fwd: A/TM/584 DD 381 Castle Peak / Tsing Lam Road Open Space

Dear TPB Members,

The Plan provided shows a lot of buildings, far more than one would expect for a camping ground or BBQ.

Still no data provided with regard to the number of tents and expected number of visitors.

Previous objections valid and upheld.

Mary Mulvihill

From: [REDACTED]

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

Date: Sunday, 9 April 2023 4:35 AM CST

Subject: A/TM/584 DD 381 Castle Peak / Tsing Lam Road Open Space

A/TM/584

Lots 793, 794 and 801 R.P. in D.D. 381 and Adjoining Government Land, Castle Peak Road – Tai Lam, Tuen Mun

Site area: About 3,159sq.m Includes Government Land of about 677sq.m

Zoning: "Open Space"

Applied use: BBQ / Holiday Camp (Private Tent Camping Ground) / **6 Years / Vehicle Parking??**

Dear TPB Members,

Strong Objections. Much of the site is operating as an unapproved BBQ. It is clear that many trees have been chopped down and this plan would incur further destruction.

There is no data provided with regard to the number of tents. No vehicular access so how could the toilets be serviced? 846sq.mts to be built on. This is far in excess of the maximum 10% allowed on District Open Space.

There is Government Land involved. Has an action been taken with regard to illegal occupation?

Approval of application would set an undesirable precedent of encouraging construction on lots zoned OS.

Mary Mulvihill

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

From: [REDACTED]
Sent: 2024-08-19 星期一 03:14:08
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/TM/592 DD 381 Castle Peak / Tsing Lam Road Open Space / GIC

Dear TPB Members,

Drainage - The site is located at low lying area and closed to coastal line while the ground level is +3mPD. Please take necessary precautionary measures to mitigate the risk of storm surge.

The site will not operate under Red Rainstorm Signal or Typhoon no. 3. All movable items will be stored indoor

If members accept this statement then they are ignoring reality. Climate change means that weather patterns are no longer predictable. If there is a possible risk then it must be seriously considered. This is HK where people venture into country parks and into the sea even when bad weather is forecast.

That the illegal structures are still an issue underlines the folly of granting 6 years approval.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 14 May 2024 2:51 AM HKT
Subject: A/TM/592 DD 381 Castle Peak / Tsing Lam Road Open Space / GIC

A/TM/592

Lots 788 (Part), 790 (Part), 793, 794 and 801 RP in D.D. 381 and Adjoining Government Land, Castle Peak Road – Tai Lam, Tuen Mun

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Mary Mulvihill

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Date: Sunday, 9 April 2023 4:35 AM CST
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