

HTF/1151

This document is received on 21 FEB 2023.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2300487

19/2

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	N/7L-H7F/1157
	Date Received 收到日期	21 FEB 2023

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

1. Name of Applicant 申請人姓名/名稱

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

駿誠 (香港) 有限公司 Junchneg Group (HK) Co., Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

R-riches Property Consultants Limited 盈卓物業顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 558 S.A, 558 S.B ss.1 S.A, 558 S.B ss.1 RP, 558 S.B ss.2, 561 S.A, 561 S.B ss.1 and 561 S.B ss.2 in D.D. 128 and Adjoining Government Land, Lau Fau Shan, Yuen Long, 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 17,488 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 480.5 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)	..... 180 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	Approved Ha Tsuen Fringe Outline Zoning Plan No.: S/YL-HTF/12
(e) Land use zone(s) involved 涉及的土地用途地帶	"Green Belt" zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

- ☒ published notices in local newspapers on 13/02/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (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 10/02/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

Proposed Temporary Place of Recreation, Sports or Culture, Holiday Camp and Barbecue Site with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

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

(b) Effective period of permission applied for
 申請的許可有效期

☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	17,007.5	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	480.5	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	12	.....
Proposed domestic floor area 擬議住用樓面面積	/	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	480.5	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	480.5	.....sq.m <input checked="" type="checkbox"/> About 約

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

Please refer to Plan 4.

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	10 (PC)
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)	.....

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	1 (LGV)
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 (Minibus)

Proposed operating hours 擬議營運時間 07:00 to 23:00 daily, including public holiday (except overnight tent camping activities)																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Deep Bay Road via a local access <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)																															
	No 否	<input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input 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／範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2,392 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<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>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

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

7. Justifications 理由

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

Background

The applicant seeks to use various lots in D.D. 128 and adjoining Government Land (GL), Lau Fau Shan, Yuen Long, New Territories (the Site) for 'Proposed Temporary Place of Recreation, Sports or Culture, Holiday Camp and Barbecue Site with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land (proposed development) (Plan 1).

As demands for local holiday camping and recreational farming have dramatically increased in recent years, the applicant intends to operate the proposed development at the Site to promote organic farming and local camping in Hong Kong.

Planning Context

The Site falls within an area zoned as "Green Belt" ("GB") on the Approved Ha Tsuen Fringe Outline Zoning Plan No.: S/YL-HTF/12 (Plan 2). According to the Notes of the OZP, 'place of recreation, sports or culture' is a column two use within the "GB" zone, while 'holiday camp' and 'barbecue site' uses are not column one nor two within "GB" zone, which require planning permission from the Town Planning Board (the Board).

The applied use is passive recreational use, which will not create significant nuisance to the surrounding area. The hobby farming activity is similar to the always permitted agricultural use, while the 'holiday camp' use is also similar to the always permitted 'tent camping ground' use, which both uses would therefore not jeopardize the long term planning intentions of the "GB" zone.

Development Proposal

The Site occupied an area of 17,488 sq.m (about), including 180 sq.m of GL (Plan 3). 12 structures are proposed at the Site for reception, caretaker office, washroom, site office, recreational activities room, changing room, storage of farm tools and refreshment kiosk with total GFA of 480.5 sq.m (Plan 4). The Site involves 2,392 sq.m of filling of land (concrete) of not more than 0.2m (about) in depth for site formation of structures, circulation space and parking and L/UL spaces (Plan 5). Land filling area is considered necessary and has been kept to minimal for the operation of the proposed development.

The Site is accessible from Deep Bay Road via a local access (Plan 1). 10 nos. of private car parking spaces and 2 nos. of loading/unloading (L/UL) space for light goods vehicles and minibus are provided at the Site. No medium and heavy vehicle including container vehicle, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval. Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (Plan 6). As traffic trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (Appendix I).

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), i.e. the use of septic tank for sewage treatment at the Site. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period.

Operation Mode

The proposed development is operated from 07:00 to 23:00 daily, including public holiday (except for overnight tent camping activities). 6 nos. of staff will work at the Site. Site office is provided for administrative staff to support the daily operation of the Site. Visitor is required to pay entrance fee to access the Site and for the use of the facilities within the Site.

The Site would be able to accommodate not more than 60 nos. of visitors (campers) per day. Visitors are required to make appointment in advance and pay entrance fee to access the Site; walk-in visitors will not be served. All facilities (including farm area for recreational farming and barbecue area) provided at the Site are only opened to visitors who are camping overnight at the Site.

The tent camping area would be to accommodate 20 tents (not more than 3 campers per tent). Farm area, i.e. 5,509 sq.m (about) is subdivided into smaller portions of farms for visitors to experience farming. As no eating place is provided in close vicinity of the Site, a maximum of 20 barbecue pits are provided at the barbecue area for visitor to support the operation of the proposed development. Organic crops harvested from hobby farm are welcomed to be grilled at the barbecue pits or free to be carried away by visitor.

Conclusion

The proposed development will not create significant adverse traffic and environmental impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage and fire service installations proposals will be provided to minimize nuisance to the existing environment after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Temporary Place of Recreation, Sports or Culture, Holiday Camp and Barbecue Site with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'.

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-Riches Property Consultants Limited



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

Date 日期

13/02/2023

(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。

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 558 S.A, 558 S.B ss.1 S.A, 558 S.B ss.1 RP, 558 S.B ss.2, 561 S.A, 561 S.B ss.1 and 561 S.B ss.2 in D.D. 128 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories	
Site area 地盤面積	17,488 sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	180 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ha Tsuen Fringe Outline Zoning Plan No.: S/YL-HTF/12	
Zoning 地帶	"Green Belt" Zone	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture, Holiday Camp and Barbecue Site with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ <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	480.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.03 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	12	
(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)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	3 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		10
	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) _____ _____		10 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1 (LGV) 1 (Minibus)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plan showing the zoning of the application site, Plan showing the land status of the application site Location Plan, Plan showing the filling of land area of the application site, Swept path analysis		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trip generation and attraction		
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。

Appendix I - Estimated Trip Generation and Attraction of the Proposed Development

- (i) The application site (the Site) is accessible from Deep Bay Road via a local access. A total of 12 spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	1
Private Car Parking Space for Visitors - 2.5 m (W) x 5 m (L)	9
L/UL Space for Light Goods Vehicle - 3.5 m (W) x 7 m (L)	1
L/UL Space for Minibus - 3 m (W) x 8 m (L)	1

- (ii) The operation hours of the proposed development are Monday to Sunday 07:00 to 23:00. Including public holiday. Please see below for the trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction						
	Private Car		LGV		Minibus		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	1	7	0.5	0.5	0.5	0.5	10
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	5	2	0.5	0.5	0.5	0.5	9
Traffic trip per hour (average)	2	2	0.5	0.5	0.5	0.5	6

- (iii) In view of the above, the parking and L/UL provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.

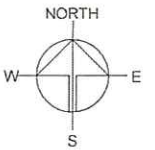
LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 17,488 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM FUNG KAT HEUNG ROAD VIA A
LOCAL ACCESS

ACCESSIBLE FROM DEEP
BAY ROAD VIA A LOCAL
ACCESS

APPLICATION SITE



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY PLACE
OF RECREATION, SPORTS OR
CULTURE, HOLIDAY CAMP AND
BARBECUE SITE WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 128 AND
ADJOINING GOVERNMENT
LAND, LAU FAU SHAN, YUEN
LONG, NEW TERRITORIES

SCALE
1 : 4000 @ A4

DRAWN BY	DATE
MN	7.2.2023

CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
LOCATION PLAN

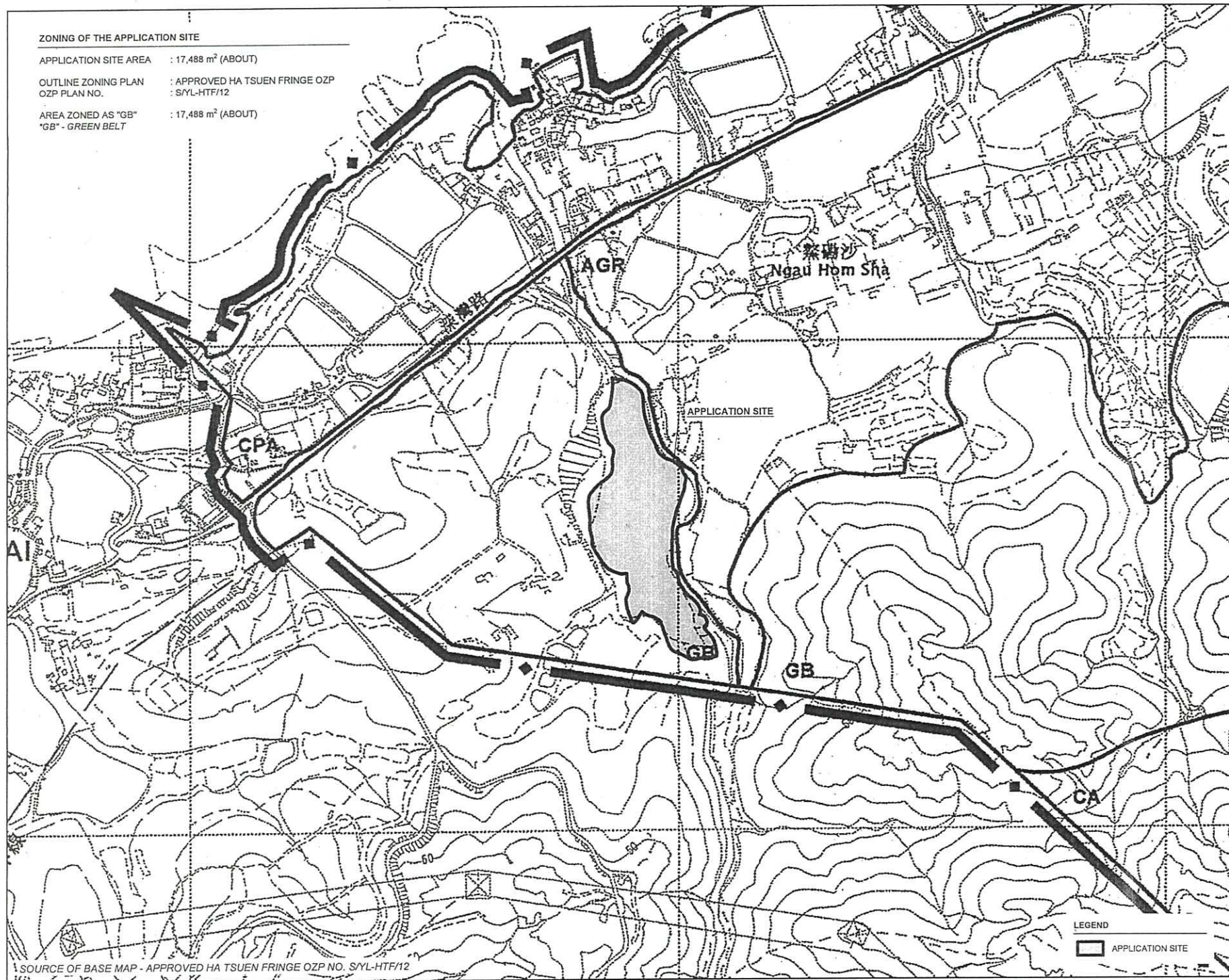
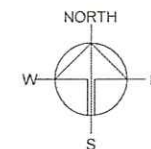
DWG NO.	VER.
PLAN 1	001

LEGEND

APPLICATION SITE

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 17,488 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED HA TSUEN FRINGE OZP
 OZP PLAN NO. : SYL-HTF/12
 AREA ZONED AS "GB" : 17,488 m² (ABOUT)
 "GB" - GREEN BELT



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE, HOLIDAY CAMP AND BARBECUE SITE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

13.2.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG. NO.

PLAN 2

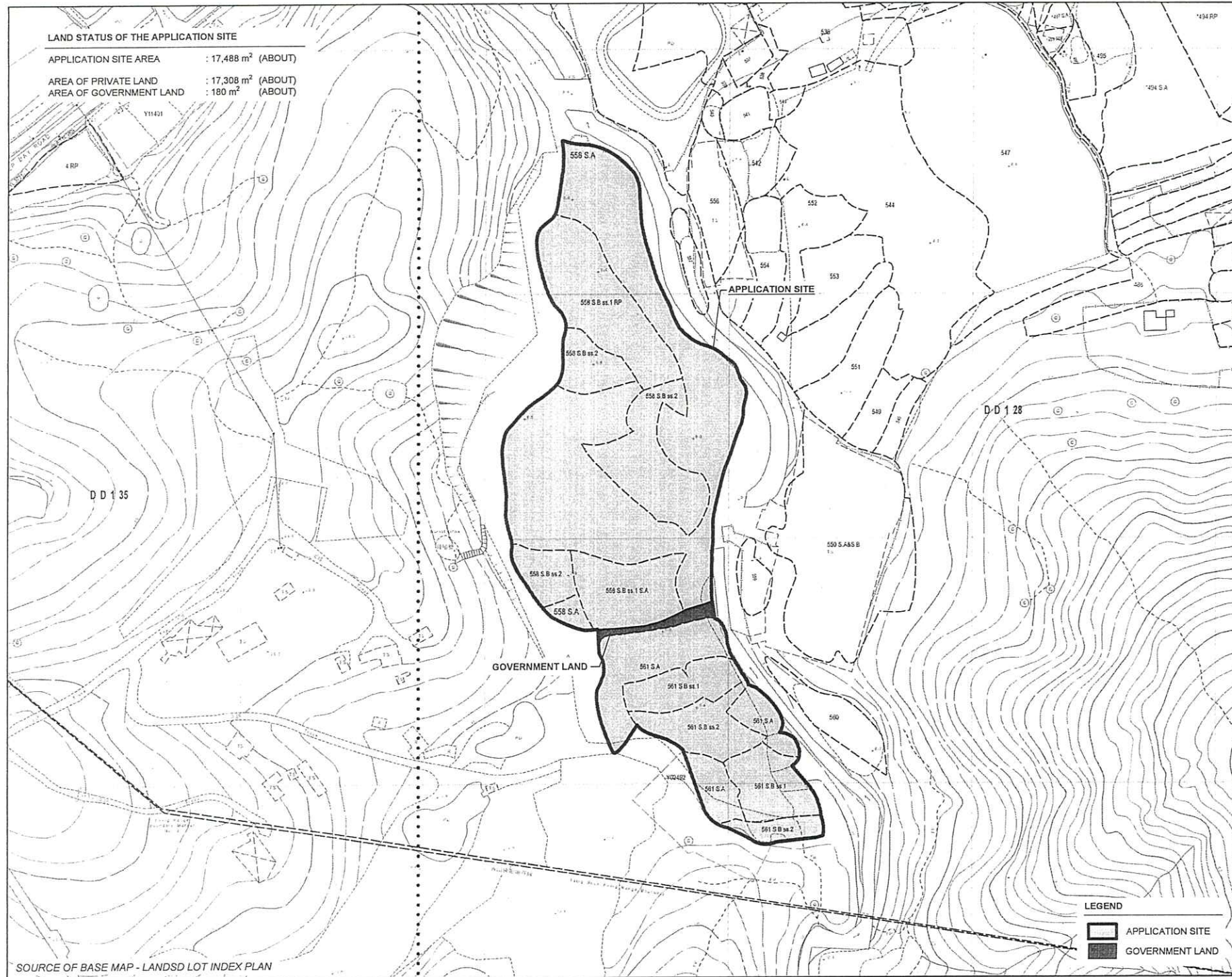
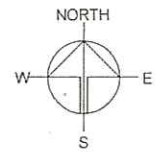
VER.

001

SOURCE OF BASE MAP - APPROVED HA TSUEN FRINGE OZP NO. SYL-HTF/12

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 17,488 m² (ABOUT)
 AREA OF PRIVATE LAND : 17,308 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 180 m² (ABOUT)



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE, HOLIDAY CAMP AND BARBECUE SITE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY MN DATE 7.2.2023

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE LAND STATUS OF THE SITE

DWG NO. PLAN 3 VER. 001

LEGEND

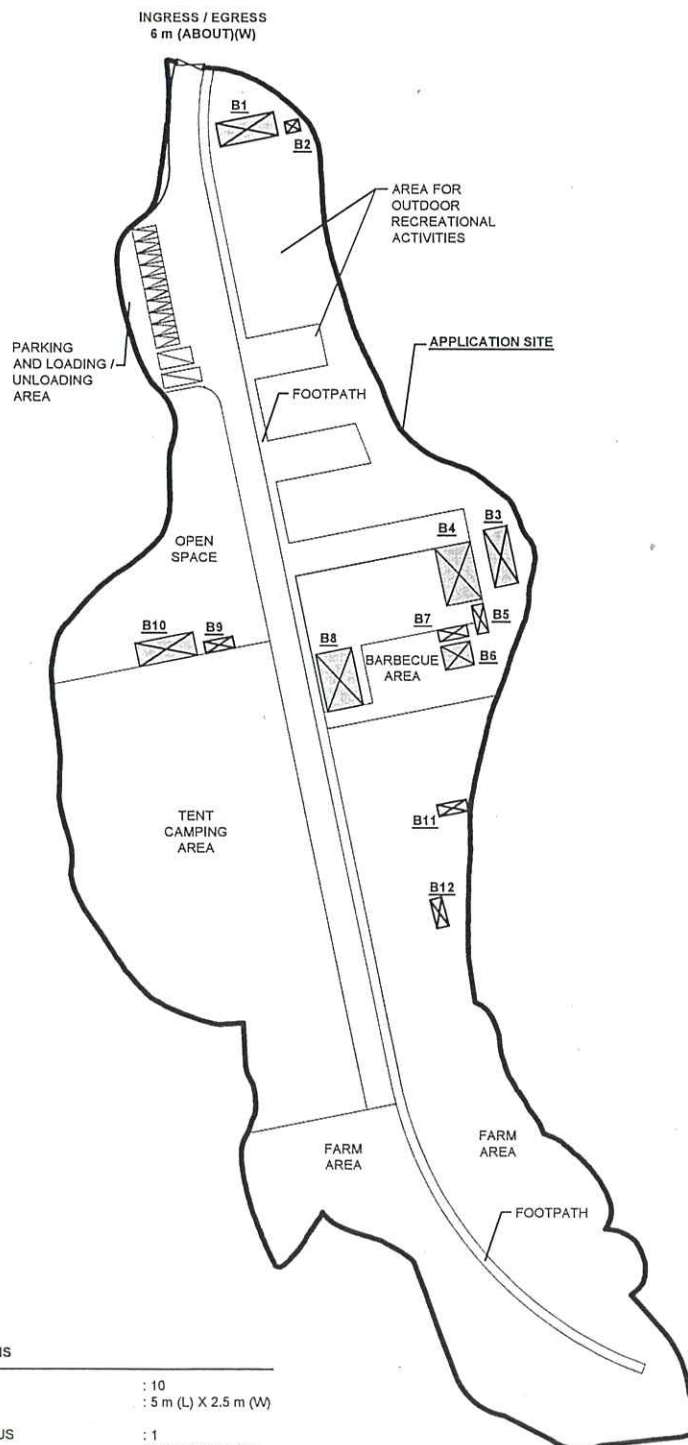
- APPLICATION SITE
- GOVERNMENT LAND

SOURCE OF BASE MAP - LANDSD LOT INDEX PLAN

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 17,488 m ²	(ABOUT)
COVERED AREA	: 480.5 m ²	(ABOUT)
UNCOVERED AREA	: 17,007.5 m ²	(ABOUT)
PLOT RATIO	: 0.03	(ABOUT)
SITE COVERAGE	: 3 %	(ABOUT)
NO. OF STRUCTURE	: 12	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 480.5 m ²	(ABOUT)
TOTAL GFA	: 480.5 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION AND CARETAKER OFFICE	61 m ² (ABOUT)	61 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	WASHROOM	7.5 m ² (ABOUT)	7.5 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	SITE OFFICE	61 m ² (ABOUT)	61 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	RECREATIONAL ACTIVITIES ROOM	92 m ² (ABOUT)	92 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	CHANGING ROOM AND WASHROOM	31 m ² (ABOUT)	31 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B8	RECREATIONAL ACTIVITIES ROOM	92 m ² (ABOUT)	92 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B9	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B10	REFRESHMENT KIOSK	61 m ² (ABOUT)	61 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B11	STORAGE OF FARM TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B12	STORAGE OF FARM TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		480.5 m ² (ABOUT)	480.5 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LOADING/UNLOADING SPACE FOR MINIBUS	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 8 m (L) X 3 m (W)
NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LUL SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE, HOLIDAY CAMP AND BARBECUE SITE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1500 @ A4

DRAWN BY
MN

DATE
7.2.2023

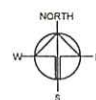
REVISED BY
OL

DATE
9.2.2023

TITLE
LAYOUT PLAN

DWG NO.
PLAN 4

VER.
002

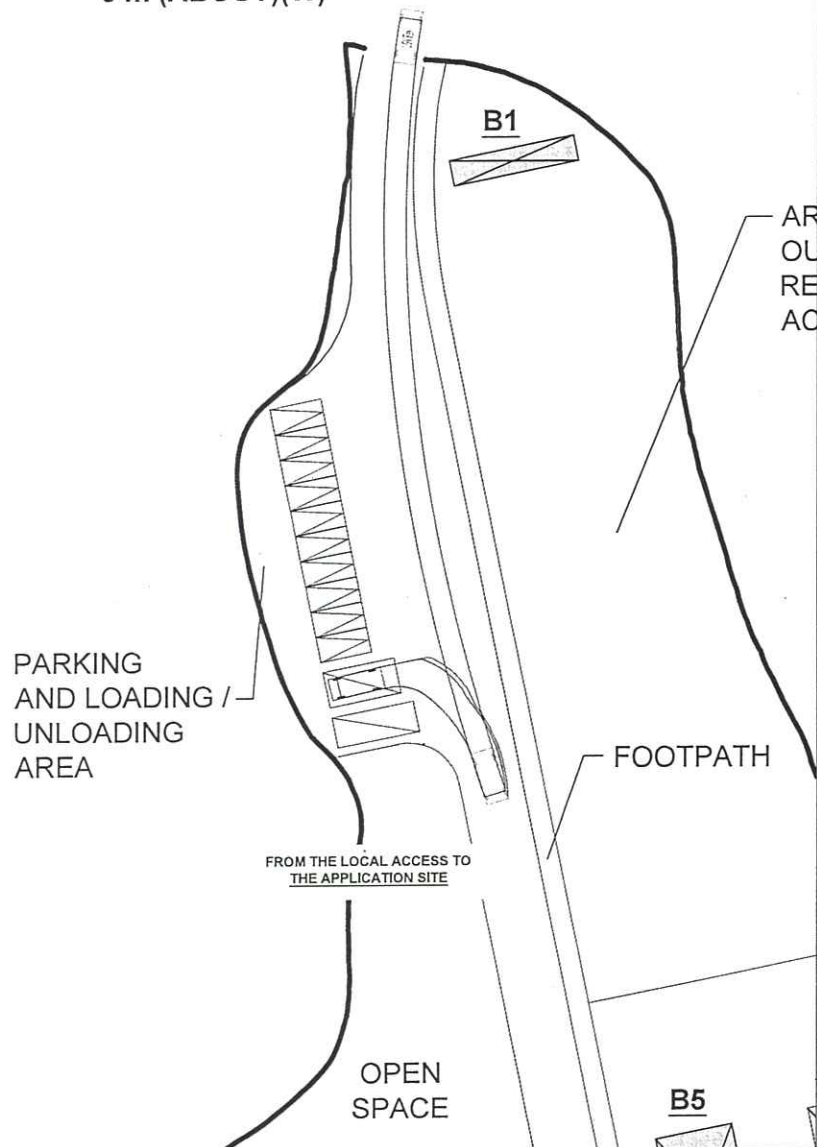


SWEPT PATH ANALYSIS

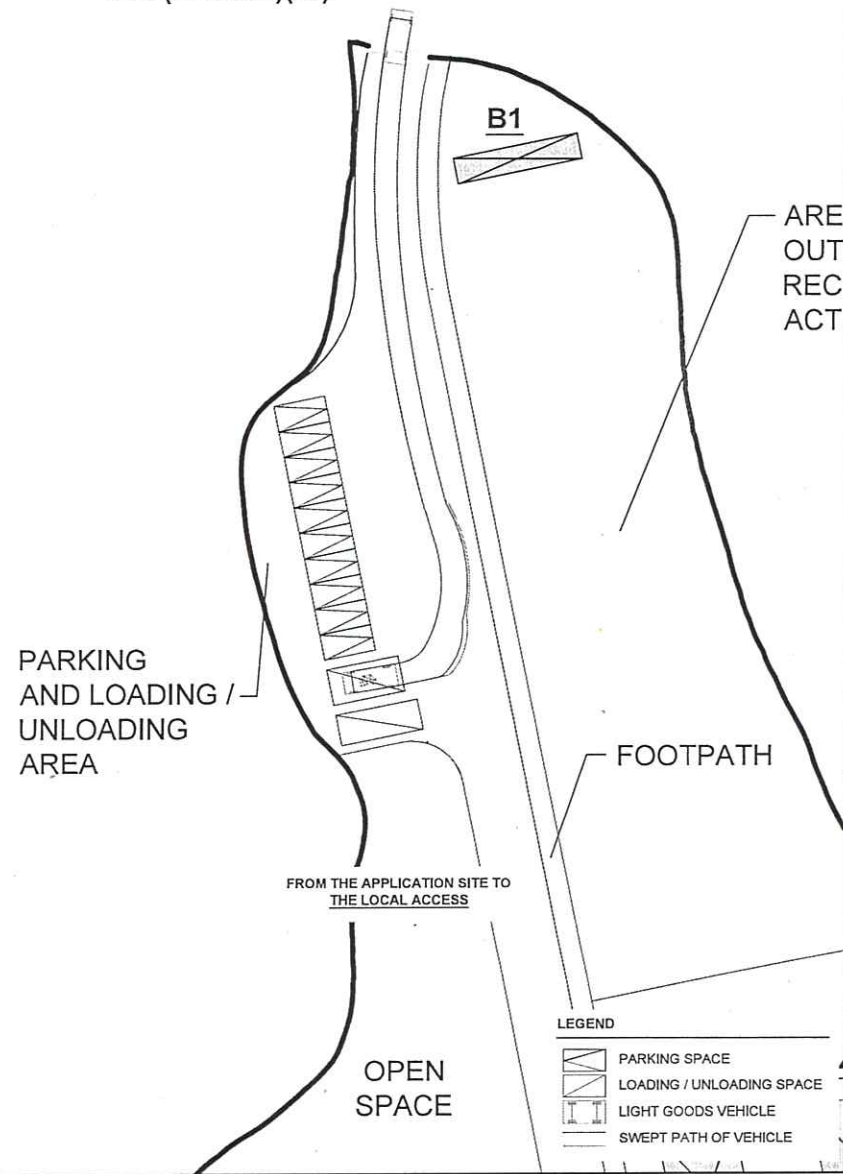
TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019

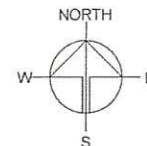
INGRESS / EGRESS
 6 m (ABOUT)(W)



INGRESS / EGRESS
 6 m (ABOUT)(W)



- LEGEND**
- PARKING SPACE
 - LOADING / UNLOADING SPACE
 - LIGHT GOODS VEHICLE
 - SWEEP PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE, HOLIDAY CAMP AND BARBECUE SITE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY

MN

DATE

8.2.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG. NO.

PLAN 6

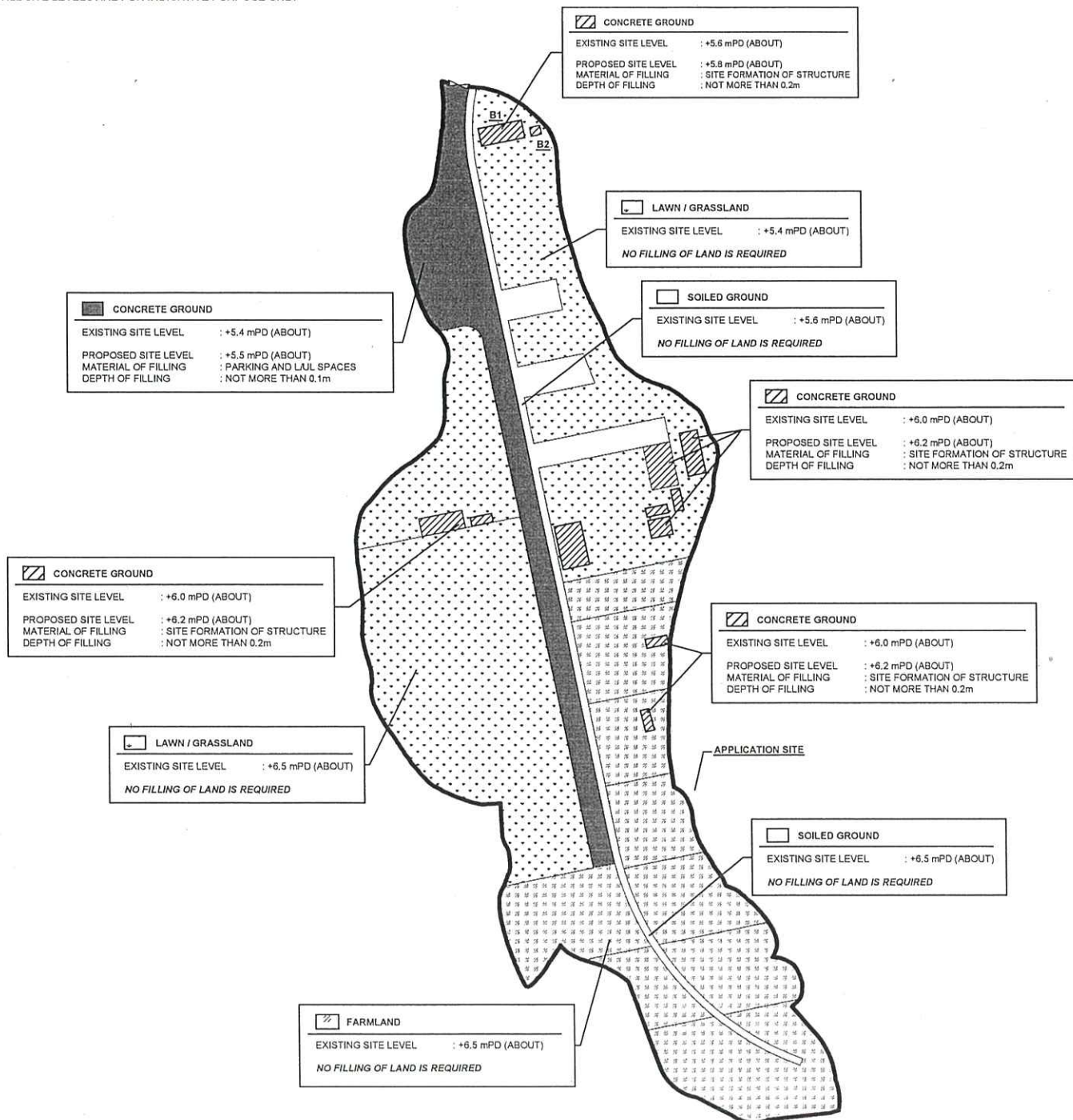
VER.

001

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 17,488 m ²	(ABOUT)
LAND FILLING AREA	: 2,392 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES AND PARKING AND LOADING / UNLOADING SPACE	
LAWN / GRASSLAND AREA	: 8,437 m ²	(ABOUT)
USE	: TENT CAMPING AREA	
FARM AREA	: 5,509 m ²	(ABOUT)
USE	: HOBBY FARMING	
SOILED GROUND AREA	: 1,150 m ²	(ABOUT)
USE	: FOOTPATH AND CIRCULATION AREA	

*ALL SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY



LEGEND

APPLICATION SITE

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 37, MAN UK PIN, SHA TAU KOK, NEW TERRITORIES

SCALE

1: 1600 @ A4

DRAWN BY

MN

DATE

7.2.2023

REVISED BY

OL

DATE

10.2.2023

TITLE

FILLING OF LAND

DWG NO.

PLAN 5

VER.

002



Our Ref. : DD128 Lot 558 S.A & VL
Your Ref. : TPB/A/YL-HTF/1151

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

24 February 2023

Dear Sir,

Supplementary Information

**Proposed Temporary Place of Recreation, Sports or Culture
(Hobby Farm and Barbecue Site) and Holiday Camp with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 128 and Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T**

(S.16 Planning Application No. A/YL-HTF/1151)

We are writing to submit supplementary information to provide clarifications for the subject application, details are as follows:

- (i) The applied use is revised as 'Proposed Temporary Place of Recreation, Sports or Culture (*Hobby Farm and Barbecue Site*) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land' (**Appendix I and Plans 1 to 6**);
- (ii) 1 no. of staff will stay overnight at the application site (the Site) to handle complaints and to support the operation of the proposed development; and
- (iii) According to the applicant, no domestic structure is located within 50m (about) from the Site.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) 2339 0884 or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Jessie KWOK

email: jmhwok@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座

Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) 2339 0884

(852) [REDACTED]



(852) 2323 3662



[REDACTED]

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Barbecue Site) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	17,007.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	480.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	12
Proposed domestic floor area 擬議住用樓面面積	/sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	480.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	480.5 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to Plan 4.	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	10 (PC)
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)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	1 (LGV)
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 (Minibus)

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.

現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Background

The applicant seeks to use various lots in D.D. 128 and adjoining Government Land (GL), Lau Fau Shan, Yuen Long, New Territories (the Site) for 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Barbecue Site) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land (proposed development) (Plan 1).

As demands for local holiday camping and recreational farming have dramatically increased in recent years, the applicant intends to operate the proposed development at the Site to promote organic farming and local camping in Hong Kong.

Planning Context

The Site falls within an area zoned as "Green Belt" ("GB") on the Approved Ha Tsuen Fringe Outline Zoning Plan No.: S/NE-HTF/12 (Plan 2). According to the Notes of the OZP, 'place of recreation, sports or culture' is a column two use within the "GB" zone, while 'holiday camp' and 'barbecue site' uses are not column one nor two within "GB" zone, which require planning permission from the Town Planning Board (the Board).

The applied use is passive recreational use, which will not create significant nuisance to the surrounding area. The hobby farming activity is similar to the always permitted agricultural use, while the 'holiday camp' use is also similar to the always permitted 'tent camping ground' use, which both uses would therefore not jeopardize the long term planning intentions of the "GB" zone.

Development Proposal

The Site occupied an area of 17,488 sq.m (about), including 180 sq.m of GL (Plan 3). 12 structures are proposed at the Site for reception, caretaker office, washroom, site office, recreational activities room, changing room, storage of farm tools and refreshment kiosk with total GFA of 480.5 sq.m (Plan 4). The Site involves 2,392 sq.m of filling of land (concrete) of not more than 0.2m (about) in depth for site formation of structures, circulation space and parking and L/UL spaces (Plan 5). Land filling area is considered necessary and has been kept to minimal for the operation of the proposed development.

The Site is accessible from Deep Bay Road via a local access (Plan 1). 10 nos. of private car parking spaces and 2 nos. of loading/unloading (L/UL) space for light goods vehicles and minibus are provided at the Site. No medium and heavy vehicle including container vehicle, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval. Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (Plan 6). As traffic trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (Appendix I).

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), i.e. the use of septic tank for sewage treatment at the Site. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period.

Operation Mode

The proposed development is operated from 07:00 to 23:00 daily, including public holiday (except for overnight tent camping activities). 6 nos. of staff will work at the Site, while 1 no. of staff will stay overnight at Structure B3 to maintain operation and support the overnight tent camping activities of the Site. Site office is provided for administrative staff to support the daily operation of the Site. Visitor is required to pay entrance fee to access the Site and for the use of the facilities within the Site.

The Site would be able to accommodate not more than 60 nos. of visitors (campers) per day. Visitors are required to make appointment in advance and pay entrance fee to access the Site; walk-in visitors will not be served. All facilities (including farm area for recreational farming and barbecue area) provided at the Site are only opened to visitors who are camping overnight at the Site.

The tent camping area would be to accommodate 20 tents (not more than 3 campers per tent). Farm area, i.e. 5,509 sq.m (about) is subdivided into smaller portions of farms for visitors to experience farming. As no eating place is provided in close vicinity of the Site, a maximum of 20 barbecue pits are provided at the barbecue area for visitor to support the operation of the proposed development. Organic crops harvested from hobby farm are welcomed to be grilled at the barbecue pits or free to be carried away by visitor.

Conclusion

The proposed development will not create significant adverse traffic and environmental impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage and fire service installations proposals will be provided to minimize nuisance to the existing environment after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Barbecue Site) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'.

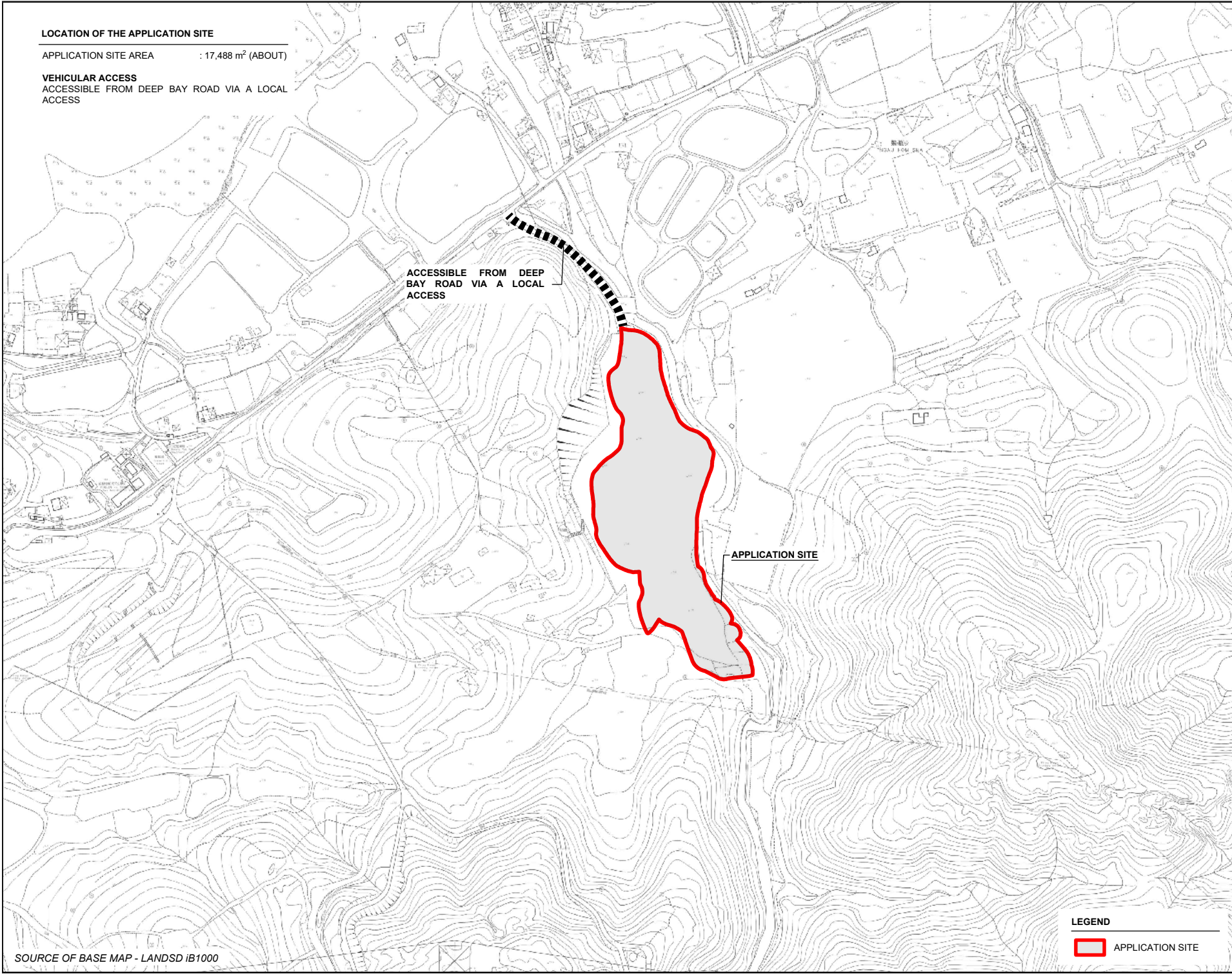
Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning 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 558 S.A, 558 S.B ss.1 S.A, 558 S.B ss.1 RP, 558 S.B ss.2, 561 S.A, 561 S.B ss.1 and 561 S.B ss.2 in D.D. 128 and adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
Site area 地盤面積	17,488 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 180 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ha Tsuen Fringe Outline Zoning Plan No.: S/YL-HTF/12
Zoning 地帶	"Green Belt" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Barbecue Site) Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

LOCATION OF THE APPLICATION SITE

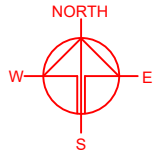
APPLICATION SITE AREA : 17,488 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM DEEP BAY ROAD VIA A LOCAL ACCESS



SOURCE OF BASE MAP - LANDSD IB1000



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND BARBECUE SITE) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 4000 @ A4

DRAWN BY

MN

DATE

7.2.2023

CHECKED BY

OL

DATE

23.2.2023

APPROVED BY

DATE

LEGEND



APPLICATION SITE

DWG. TITLE

LOCATION PLAN

DWG NO.

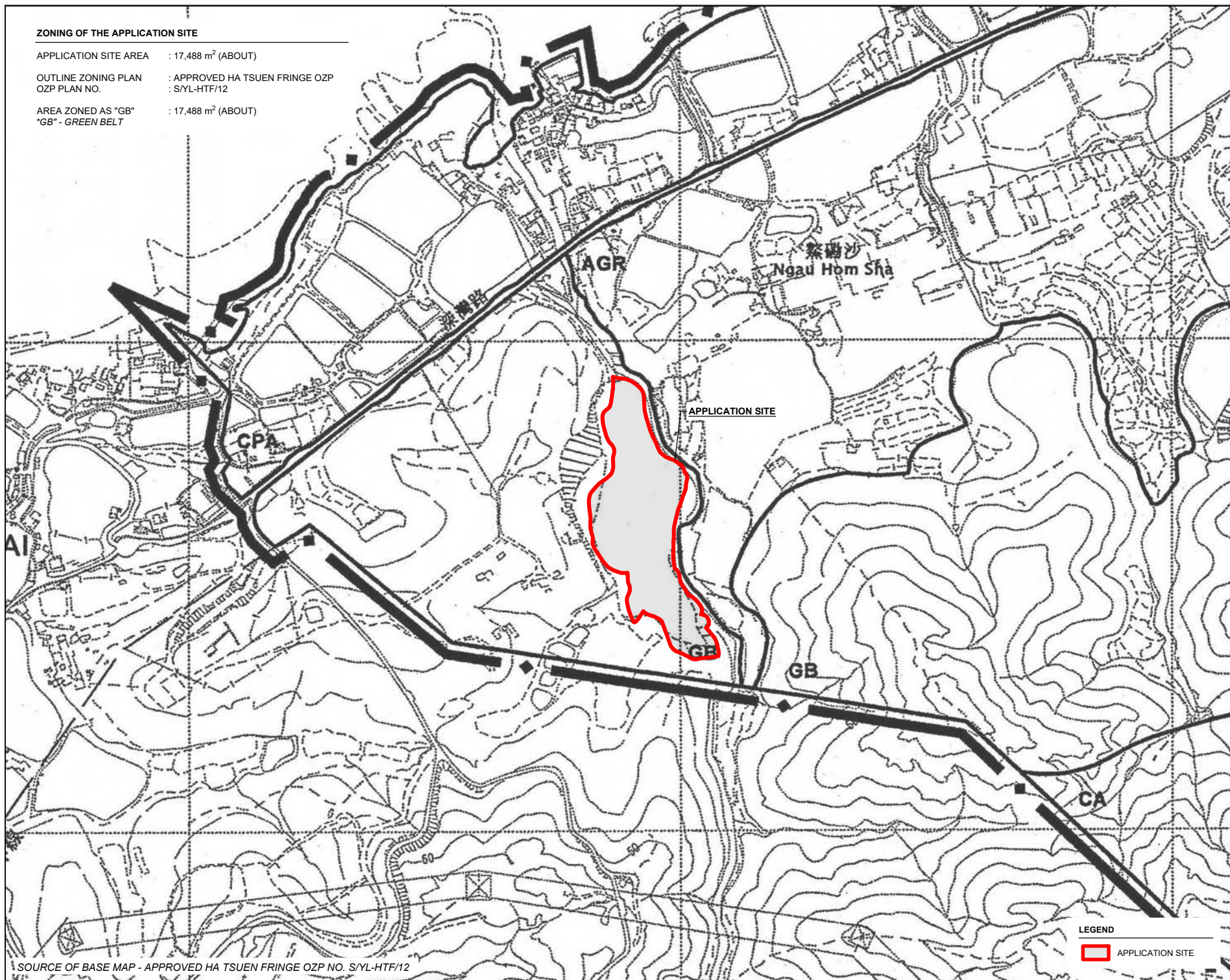
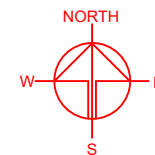
PLAN 1

VER.

001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 17,488 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED HA TSUEN FRINGE OZP
OZP PLAN NO. : S/YL-HTF/12
AREA ZONED AS "GB" : 17,488 m² (ABOUT)
"GB" - GREEN BELT



SOURCE OF BASE MAP - APPROVED HA TSUEN FRINGE OZP NO. S/YL-HTF/12

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND BARBECUE SITE) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY	DATE
MN	13.2.2023
CHECKED BY	DATE
APPROVED BY	DATE

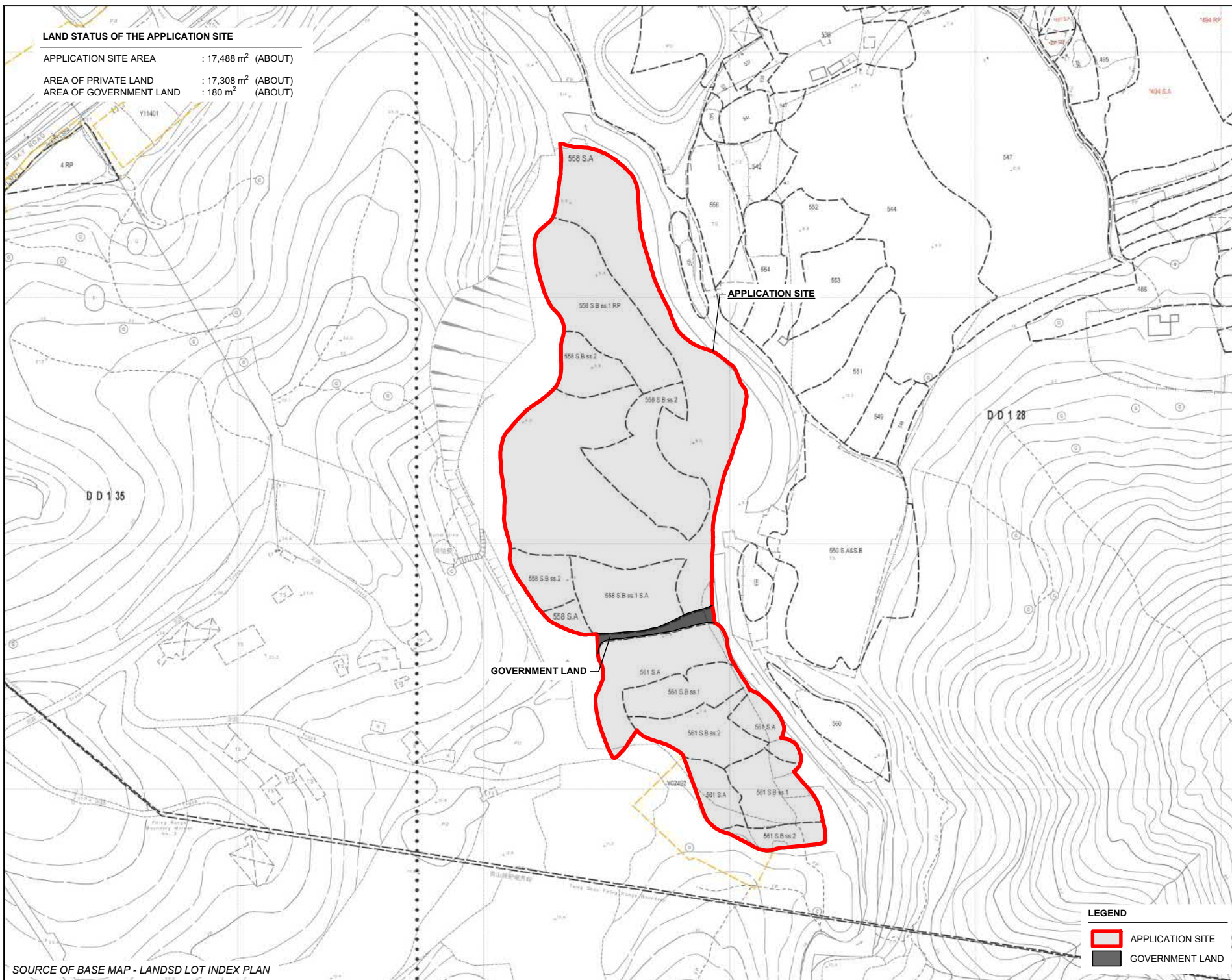
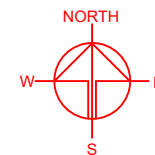
DWG. TITLE
ZONING OF THE SITE

DWG NO.
PLAN 2

VER.
001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 17,488 m² (ABOUT)
 AREA OF PRIVATE LAND : 17,308 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 180 m² (ABOUT)



SOURCE OF BASE MAP - LANDSD LOT INDEX PLAN

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND BARBECUE SITE) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

7.2.2023

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

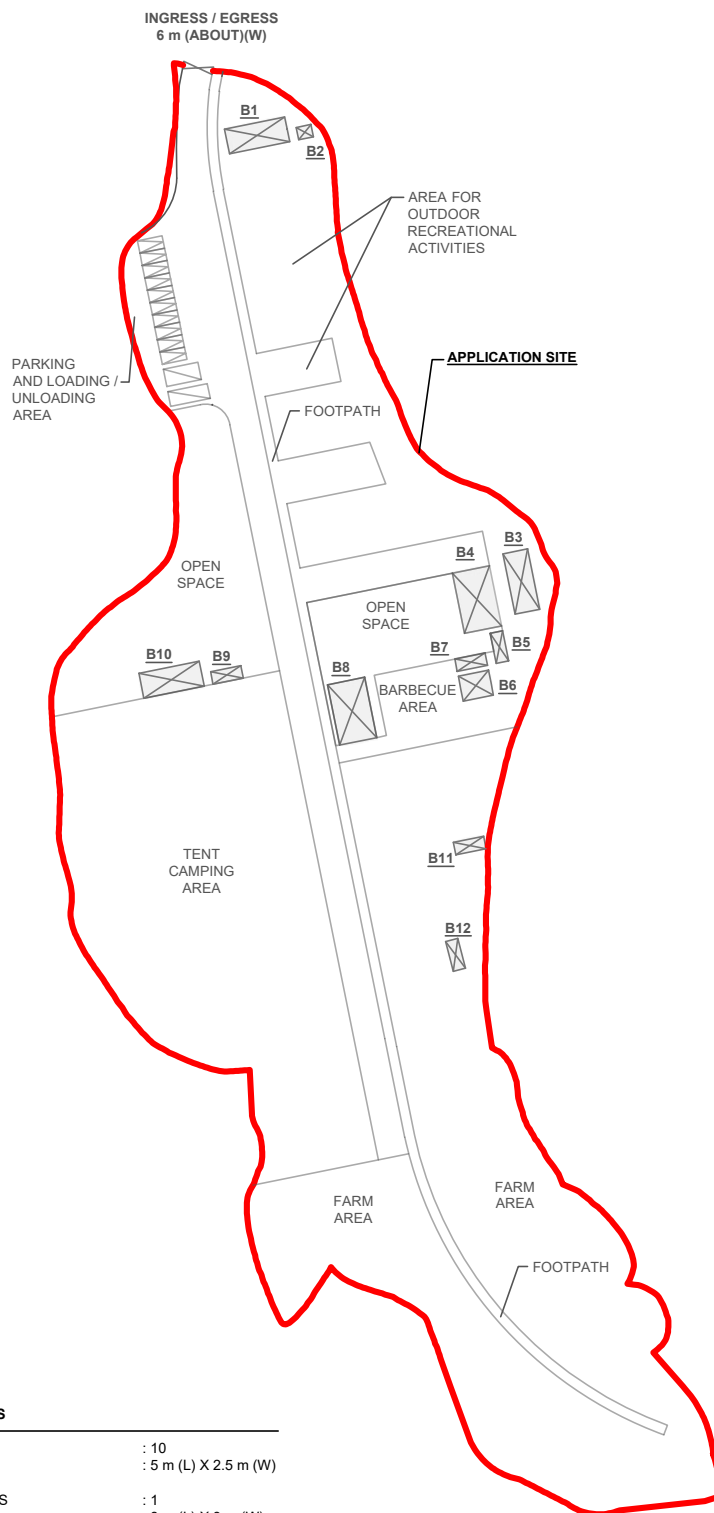
VER.

001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 17,488 m ²	(ABOUT)
COVERED AREA	: 480.5 m ²	(ABOUT)
UNCOVERED AREA	: 17,007.5 m ²	(ABOUT)
PLOT RATIO	: 0.03	(ABOUT)
SITE COVERAGE	: 3 %	(ABOUT)
NO. OF STRUCTURE	: 12	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 480.5 m ²	(ABOUT)
TOTAL GFA	: 480.5 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION AND CARETAKER OFFICE	61 m ² (ABOUT)	61 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	WASHROOM	7.5 m ² (ABOUT)	7.5 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	SITE OFFICE	61 m ² (ABOUT)	61 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	RECREATIONAL ACTIVITIES ROOM	92 m ² (ABOUT)	92 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	CHANGING ROOM AND WASHROOM	31 m ² (ABOUT)	31 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B8	RECREATIONAL ACTIVITIES ROOM	92 m ² (ABOUT)	92 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B9	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B10	REFRESHMENT KIOSK	61 m ² (ABOUT)	61 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B11	STORAGE OF FARM TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B12	STORAGE OF FARM TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		480.5 m ² (ABOUT)	480.5 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LOADING/UNLOADING SPACE FOR MINIBUS	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 8 m (L) X 3 m (W)
NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	L/U SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND BARBECUE SITE) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1500 @ A4

DRAWN BY
MN

DATE
7.2.2023

REVISED BY
OL

DATE
23.2.2023

TITLE

LAYOUT PLAN

DWG NO.
PLAN 4

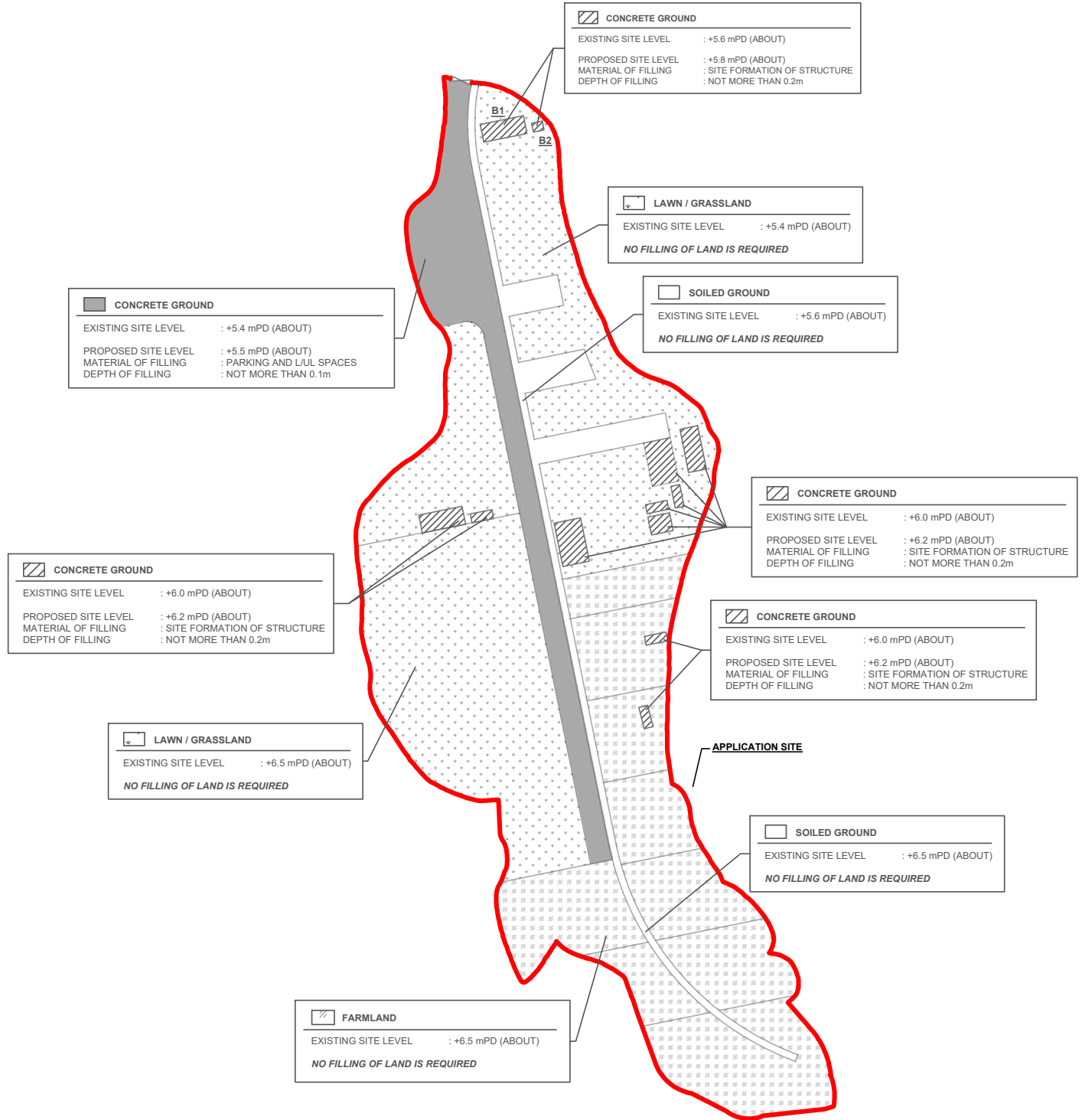
VER.
002





PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 17,488 m ²	(ABOUT)
LAND FILLING AREA	: 2,392 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES AND PARKING AND LOADING / UNLOADING SPACE	
LAWN / GRASSLAND AREA USE	: 8,437 m ²	(ABOUT)
	: TENT CAMPING AREA	
FARM AREA USE	: 5,509 m ²	(ABOUT)
	: HOBBY FARMING	
SOILED GROUND AREA USE	: 1,150 m ²	(ABOUT)
	: FOOTPATH AND CIRCULATION AREA	

*ALL SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY



LEGEND
APPLICATION SITE

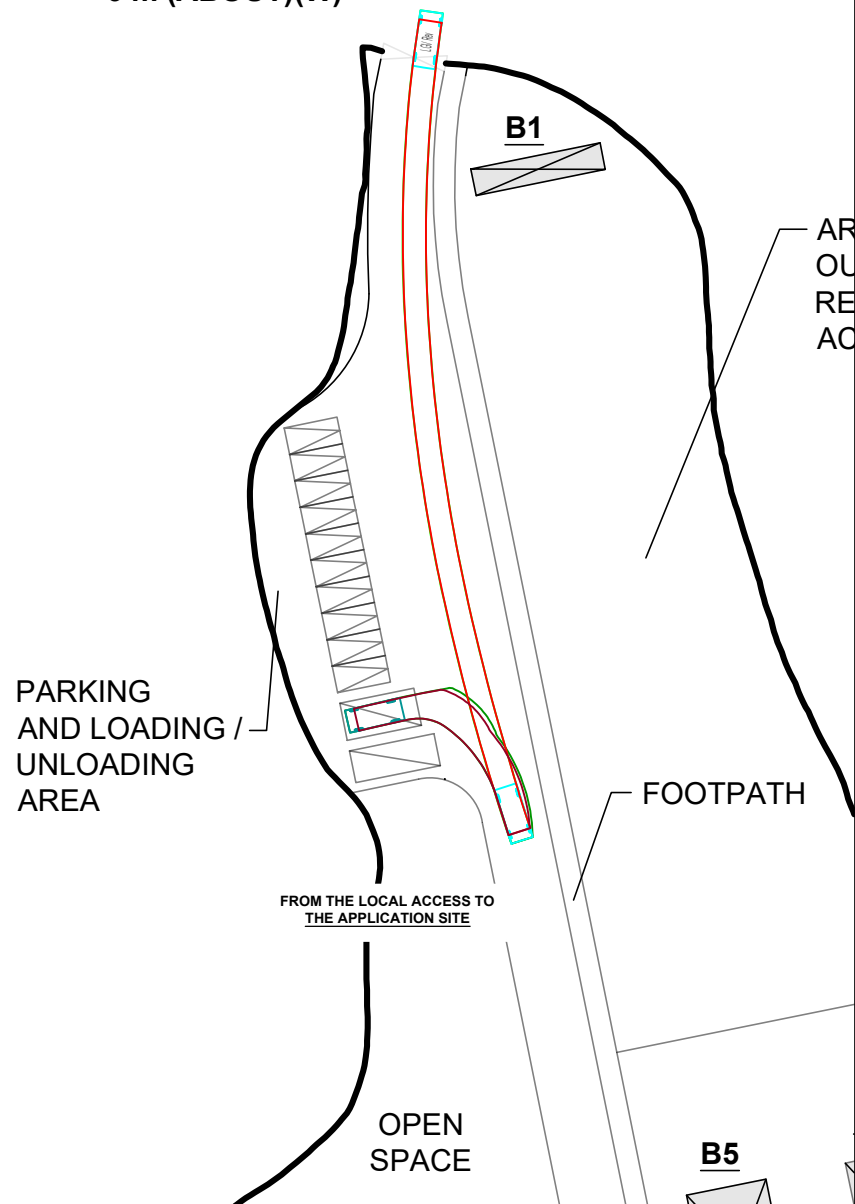
PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE	TITLE		
	PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND BARBECUE SITE) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	VARIOUS LOTS IN D.D. 37, MAN UK PIN, SHA TAU KOK, NEW TERRITORIES	1 : 1600 @ A4	FILLING OF LAND		
			DRAWN BY MN	DATE 7.2.2023		
			REVISED BY OL	DATE 23.2.2023	DWG NO. PLAN 5	VER. 002

SWEPT PATH ANALYSIS

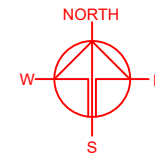
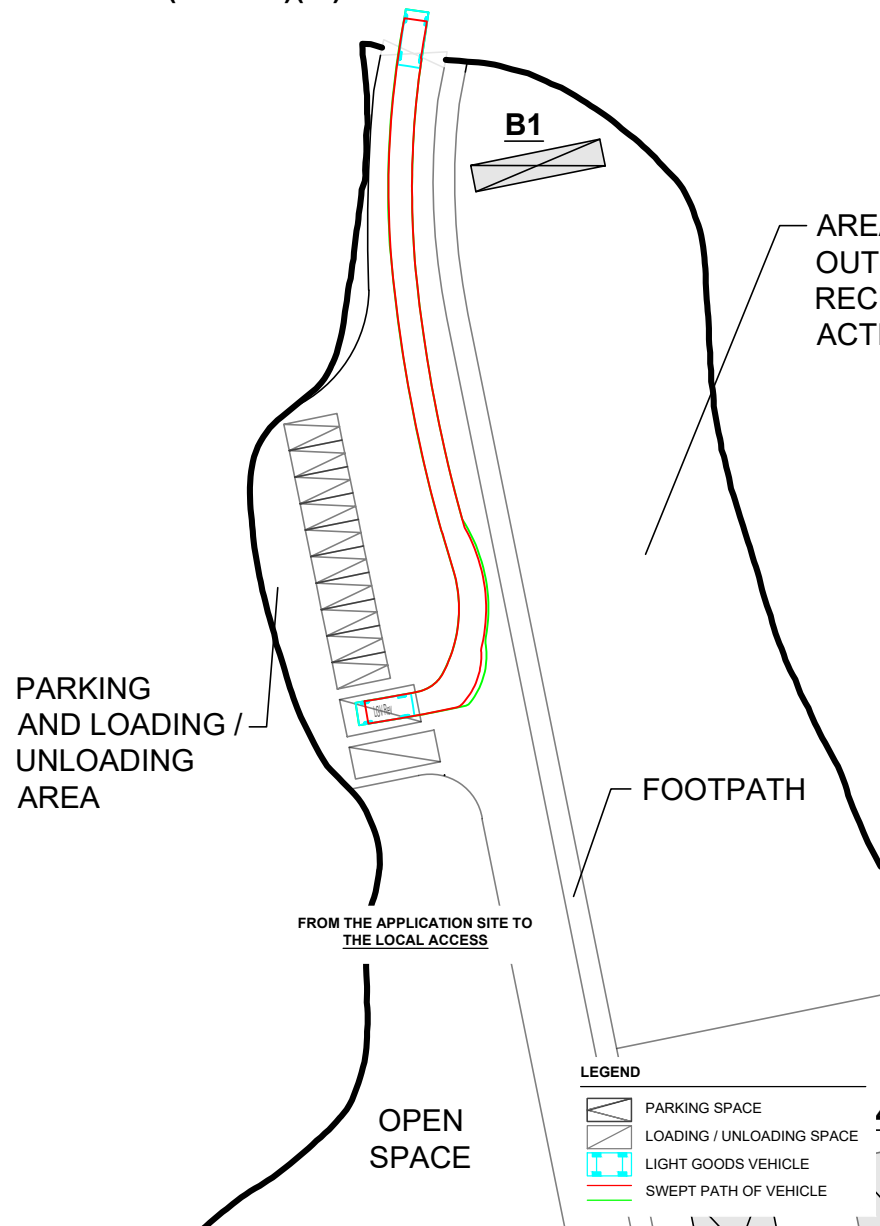
TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019

INGRESS / EGRESS 6 m (ABOUT)(W)



INGRESS / EGRESS 6 m (ABOUT)(W)



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND BARBECUE SITE) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY

MN

DATE

8.2.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 6

VER.

001

LEGEND

- PARKING SPACE
- LOADING / UNLOADING SPACE
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

Our Ref.: DD128 Lot 558 S.A & VL
Your Ref.: TPB/A/YL-HTF/1151

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

10 May 2023

Dear Sir,

1st Further Information

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Barbecue Site)
and Holiday Camp with Ancillary Facilities for a Period of 3 Years and
Associated Filling of Land in "Green Belt" Zone, Various Lots in D.D. 128
and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-HTF/1151)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) 2339 0884 / [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Jessie KWOK

email: jmhwok@pland.gov.hk)

Responses-to-Comments

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Barbecue Site) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Green Belt” Zone, Various Lots in D.D. 128 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

(Application No. A/YL-HTF/1151)

(i) Clarifications for the proposed filling of land at the application site (the Site):

- A minor portion of the Site (i.e. about 2,575 m², 15%) is currently hard-paved with existing site level ranges from +5.5mPD to +6.2mPD (about) for site formation of structures, circulation space, parking and L/UL spaces, while the remaining area is designated for tent camping, hobby farming and circulation area. (**Plan 1**). The applicant will strictly follow the proposed scheme, and no additional filling of land is required. The applicant will reinstate the Site to an amenity area after the planning approval period.
- Replacement pages of the application from are provided at **Annex I**.

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Town Planner/Urban Design and Landscape Section, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. Brian LAM; Tel: 3565 3949)		
(a)	<p>In Item 6(e) – “Impacts of Development Proposal” of the application form, it is noted that “NO Tree Felling” would be caused by the development. As shown from the aerial photo dated 2022, scattered tree groups at the southern corner within the application site are observed within the proposed “Farm Area” of the proposed Layout Plan. Information of landscape technical assessment on the landscape resources (i.e. existing trees) within the site and landscape proposal to mitigate the impact due to the proposed development were not included in the submission. The Applicant should provide the landscape proposal for mitigating the landscape impact arising from the development for review.</p>	<p>According to the tree survey report conducted on 4/4/2023, a total of <u>34</u> nos. of trees are recorded within the site boundary (Annex II). No OVT or protected species has been identified in accordance with the DEVB TC(W) No. 5/2020 – Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance (Cap.96) respectively. 8 out of total 34 nos. identified existing trees are proposed to be felled while the remaining 26 nos. are proposed to be preserved (Plan 2).</p> <p>Due to the felling of existing trees within the Site, 8 new trees with are proposed to be planted to compensate the loss of the 8 existing trees. They will be planted</p>

		at the tent camping area within the Site (Plan 2). All these new trees within the Site will all be maintained by the applicant.
(b)	As the proposed development is next to existing woodland within the same "GB" zone, existing ponds are located within the adjacent "CPA" zone and in close proximity to the site, there is no similar application for temporary place of recreation, sports or culture (hobby farm and barbecue site) and holiday camp use previously approved in the same "GB" zone, the proposed development is considered incompatible with the surrounding landscape resources (woodland) and landscape character (rural landscape) from the landscape planning perspective.	The applicant intends to operate the applied use to promote local camping and hobby farming at the Site. Under the proposed scheme, only a minor portion of the Site (i.e. about 2,575 m ² , 15%) has been hard-paved, while the remaining area are designated for tent camping, hobby farming and circulation area (Plan 1). The camping and recreational farming activities are similar to the always permitted 'tent camping ground' use and 'agricultural use' within the subject "Green Belt" ("GB") zone, therefore, approval of the application on a temporary basis will not frustrate the long term planning intention of "GB" zone.
2. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Ms. Vicky SY; Tel: 2300 1347)		
(a)	Drainage Impact Assessment (DIA) is required for this application.	A drainage impact assessment (DIA) is submitted by the applicant and the results of the DIA show that flood susceptibility of the adjacent areas due to the proposed development is very low (Annex III).

APPLICATION SITE AREA	: 17,488 m ²	(ABOUT)
LAND FILLING AREA	: 2,575 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES AND PARKING AND LOADING / UNLOADING SPACE	
LAWN / GRASSLAND AREA USE	: 8,254 m ² : TENT CAMPING AREA	(ABOUT)
FARM AREA USE	: 5,509 m ² : HOBBY FARMING	(ABOUT)
SOILED GROUND AREA USE	: 1,150 m ² : FOOTPATH AND CIRCULATION AREA	(ABOUT)

SOILED GROUND AREA	: 1,150 m ²	(ABOUT)												
USE	: FOOTPATH AND CIRCULATION AREA													
*ALL SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY														
														
<table border="1"> <thead> <tr> <th colspan="2">CONCRETE GROUND</th> </tr> </thead> <tbody> <tr> <td>ORIGINAL SITE LEVEL</td><td>: +5.6 mPD (ABOUT)</td> </tr> <tr> <td>PROPOSED (EXISTING) SITE LEVEL**</td><td>: +5.8 mPD (ABOUT)</td> </tr> <tr> <td>MATERIAL OF FILLING</td><td>: SITE FORMATION OF STRUCTURE</td> </tr> <tr> <td>DEPTH OF FILLING</td><td>: NOT MORE THAN 0.2m</td> </tr> <tr> <td colspan="2">**FILLING OF LAND HAS ALREADY BEEN TAKEN</td> </tr> </tbody> </table>			CONCRETE GROUND		ORIGINAL SITE LEVEL	: +5.6 mPD (ABOUT)	PROPOSED (EXISTING) SITE LEVEL**	: +5.8 mPD (ABOUT)	MATERIAL OF FILLING	: SITE FORMATION OF STRUCTURE	DEPTH OF FILLING	: NOT MORE THAN 0.2m	**FILLING OF LAND HAS ALREADY BEEN TAKEN	
CONCRETE GROUND														
ORIGINAL SITE LEVEL	: +5.6 mPD (ABOUT)													
PROPOSED (EXISTING) SITE LEVEL**	: +5.8 mPD (ABOUT)													
MATERIAL OF FILLING	: SITE FORMATION OF STRUCTURE													
DEPTH OF FILLING	: NOT MORE THAN 0.2m													
**FILLING OF LAND HAS ALREADY BEEN TAKEN														

 **LAWN / GRASSLAND**

EXISTING SITE LEVEL : +5.4 mPD (ABOUT)

NO FILLING OF LAND IS REQUIRED

CONCRETE GROUND

ORIGINAL SITE LEVEL : +5.4 mPD (ABOUT)

PROPOSED (EXISTING) : +5.5 mPD (ABOUT)

SOILED GROUND

EXISTING SITE LEVEL : +5.6 mPD (ABOUT)

NO FILLING OF LAND IS REQUIRED

CONCRETE GROUND	
ORIGINAL SITE LEVEL	: +6.0 mPD (ABOUT)
PROPOSED (EXISTING) SITE LEVEL**	: +6.2 mPD (ABOUT)
MATERIAL OF FILLING	: SITE FORMATION OF STRUCTURE
DEPTH OF FILLING	: NOT MORE THAN 0.2m

**FILLING OF LAND HAS ALREADY BEEN TAKEN

CONCRETE GROUND

ORIGINAL SITE LEVEL	: +6.0 mPD (ABOUT)
PROPOSED (EXISTING) SITE LEVEL**	: +6.2 mPD (ABOUT)
MATERIAL OF FILLING	: SITE FORMATION OF STRUCTURE
DEPTH OF FILLING	: NOT MORE THAN 0.2m

**FILLING OF LAND HAS ALREADY BEEN TAKEN

 **LAWN / GRASSLAND**

EXISTING SITE LEVEL : +6.5 mPD (ABOUT)

NO FILLING OF LAND IS REQUIRED


SOILED GROUND

EXISTING SITE LEVEL : +6.5 mPD (ABOUT)

NO FILLING OF LAND IS REQUIRED

	 FARMLAND
	EXISTING SITE LEVEL : +6.5 mPD (ABOUT)
	<i>NO FILLING OF LAND IS REQUIRED</i>

LEGEND

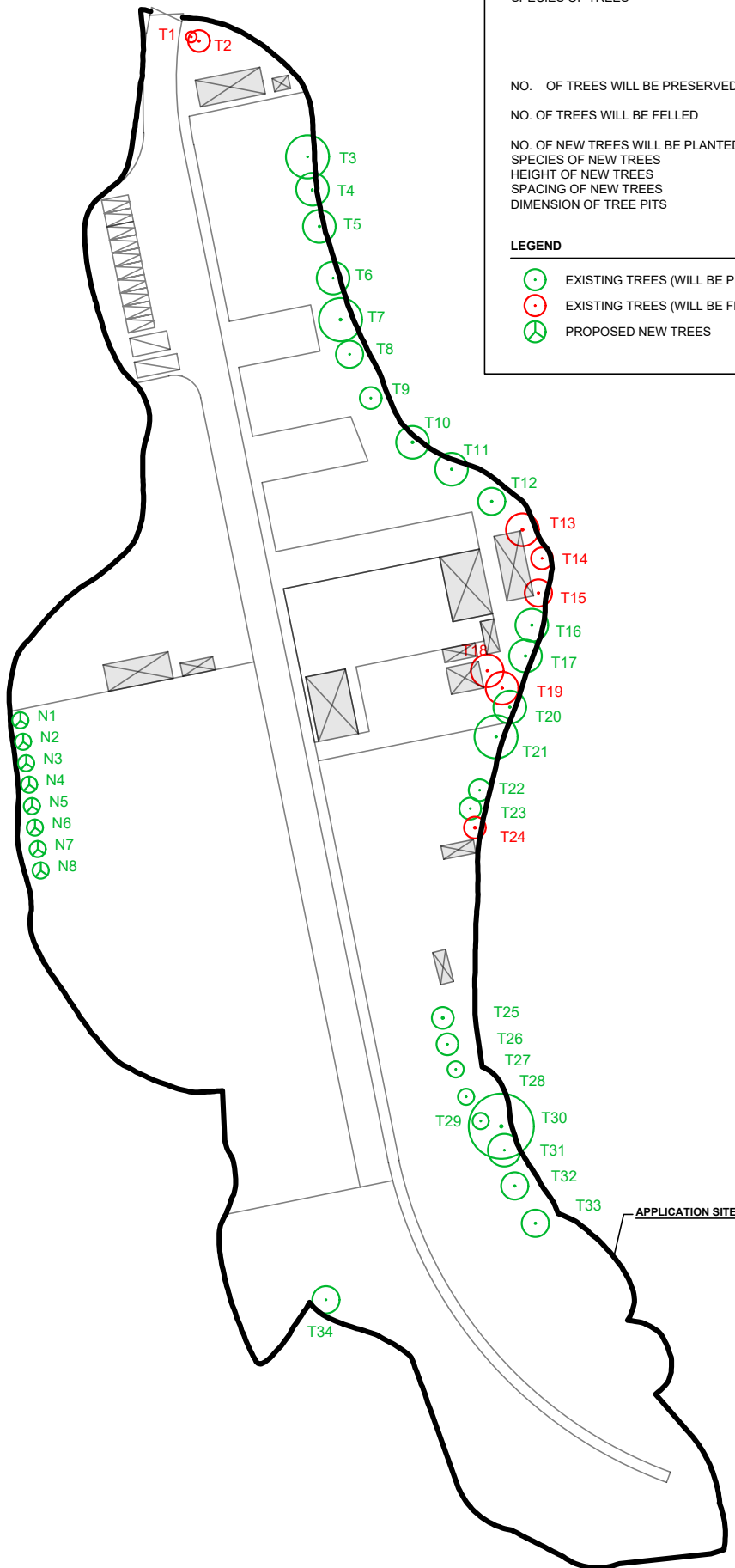
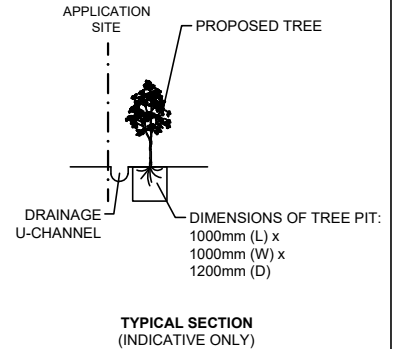
 APPLICATION SITE

TREE PRESERVATION AND LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 17,488 m ² (ABOUT)
NO. OF EXISTING TREE SPECIES OF TREES	: 34 (T1 TO T34) : 22 X <i>LEUCAENA LEUCOCEPHALA</i> 8 X <i>MACARANGA TANARIUS VAR. TOMENTOSA</i> 2 X <i>FICUS HISPIDA</i> 1 X <i>FIRCUS VARIEGATA</i> 1 X <i>CELTIS SINENSIS</i>
NO. OF TREES WILL BE PRESERVED	: 26 (T3 TO T12, T16, T17, T20 TO T23 AND T34)
NO. OF TREES WILL BE FELLED	: 8 (T1, T2, T13 TO 15, T18, T19, T24)
NO. OF NEW TREES WILL BE PLANTED	: 8 (N1 TO N8)
SPECIES OF NEW TREES	: <i>BAUHINIA BLAKEANA</i>
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m
SPACING OF NEW TREES	: NOT MORE THAN 4 m
DIMENSION OF TREE PITS	: 1 m (W) X 1 m (L) X 1.2 m (D)

LEGEND

- EXISTING TREES (WILL BE PRESERVED)
- EXISTING TREES (WILL BE FELLED)
- PROPOSED NEW TREES



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- L/UL SPACE
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND BARBECUE SITE) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1200 @ A4

DRAWN BY
MN

DATE
28.4.2023

REVISED BY
OL

DATE
10.5.2023

TITLE

TREE PRESERVATION AND LANDSCAPE PROPOSAL

DWG NO.
PLAN 2

VER.
001



Proposed operating hours 擬議營運時間 07:00 to 23:00 daily, including public holiday (except overnight tent camping activities)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Accessible from Deep Bay Road via a local access</u>	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2,575 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

7. Justifications 理由

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

Background

The applicant seeks to use various lots in D.D. 128 and adjoining Government Land (GL), Lau Fau Shan, Yuen Long, New Territories (the Site) for 'Proposed Temporary Place of Recreation, Sports or Culture, Holiday Camp and Barbecue Site with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land (proposed development) (Plan 1).

As demands for local holiday camping and recreational farming have dramatically increased in recent years, the applicant intends to operate the proposed development at the Site to promote organic farming and local camping in Hong Kong.

Planning Context

The Site falls within an area zoned as "Green Belt" ("GB") on the Approved Ha Tsuen Fringe Outline Zoning Plan No.: S/NE-HTF/12 (Plan 2). According to the Notes of the OZP, 'place of recreation, sports or culture' is a column two use within the "GB" zone, while 'holiday camp' and 'barbecue site' uses are not column one nor two within "GB" zone, which require planning permission from the Town Planning Board (the Board).

The applied use is passive recreational use, which will not create significant nuisance to the surrounding area. The hobby farming activity is similar to the always permitted agricultural use, while the 'holiday camp' use is also similar to the always permitted 'tent camping ground' use, which both uses would therefore not jeopardize the long term planning intentions of the "GB" zone.

Development Proposal

The Site occupied an area of 17,488 sq.m (about), including 180 sq.m of GL (Plan 3). 12 structures are proposed at the Site for reception, caretaker office, washroom, site office, recreational activities room, changing room, storage of farm tools and refreshment kiosk with total GFA of 480.5 sq.m (Plan 4). The Site involves 2,575 sq.m of filling of land (concrete) of not more than 0.2m (about) in depth for site formation of structures, circulation space and parking and L/UL spaces (Plan 5). Land filling area is considered necessary and has been kept to minimal for the operation of the proposed development.

The Site is accessible from Deep Bay Road via a local access (Plan 1). 10 nos. of private car parking spaces and 2 nos. of loading/unloading (L/UL) space for light goods vehicles and minibus are provided at the Site. No medium and heavy vehicle including container vehicle, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval. Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (Plan 6). As traffic trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated (Appendix I).

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), i.e. the use of septic tank for sewage treatment at the Site. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period.

Operation Mode

The proposed development is operated from 07:00 to 23:00 daily, including public holiday (except for overnight tent camping activities). 6 nos. of staff will work at the Site. Site office is provided for administrative staff to support the daily operation of the Site. Visitor is required to pay entrance fee to access the Site and for the use of the facilities within the Site.

The Site would be able to accommodate not more than 60 nos. of visitors (campers) per day. Visitors are required to make appointment in advance and pay entrance fee to access the Site; walk-in visitors will not be served. All facilities (including farm area for recreational farming and barbecue area) provided at the Site are only opened to visitors who are camping overnight at the Site.

The tent camping area would be to accommodate 20 tents (not more than 3 campers per tent). Farm area, i.e. 5,509 sq.m (about) is subdivided into smaller portions of farms for visitors to experience farming. As no eating place is provided in close vicinity of the Site, a maximum of 20 barbecue pits are provided at the barbecue area for visitor to support the operation of the proposed development. Organic crops harvested from hobby farm are welcomed to be grilled at the barbecue pits or free to be carried away by visitor.

Conclusion

The proposed development will not create significant adverse traffic and environmental impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage and fire service installations proposals will be provided to minimize nuisance to the existing environment after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Temporary Place of Recreation, Sports or Culture, Holiday Camp and Barbecue Site with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'.



Tree Survey Report

Date of Survey: 4th April 2023

Location:

Private Area, Lau Fau Shan, Yuen Long

Prepared by:

A handwritten signature in black ink, appearing to read 'Mak Ka Hei', is written over a horizontal line.

Mak Ka Hei

Date: 11th April 2023

Table of contents

1. Introduction	3
2. Summary of Existing Trees	4

Appendix:

- I. Tree Survey Plan
- II. Tree Survey Schedule
- III. Photo Records

Disclaimer:

The tree survey conducted indicates the condition of the surveyed trees at the time of inspection only. The assessments of amenity value, form, health and structural condition of the trees surveyed are based on visual inspection from the ground only. No aerial inspection, root digging or mapping, or diagnostic testing has been conducted as part of this survey. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for future failure or defects detected after the time of inspection of the trees surveyed in this report.

1. Introduction

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, tree tagging with durable labels, the measurements of overall tree height, Diameter at Breast Height (DBH), average crown spread, the evaluation on amenity value, form, health and structural conditions.

The tree survey was conducted on 4th April 2023. Plants with DBH less than 95mm were not recorded in the survey.

2. Summary of Existing Trees

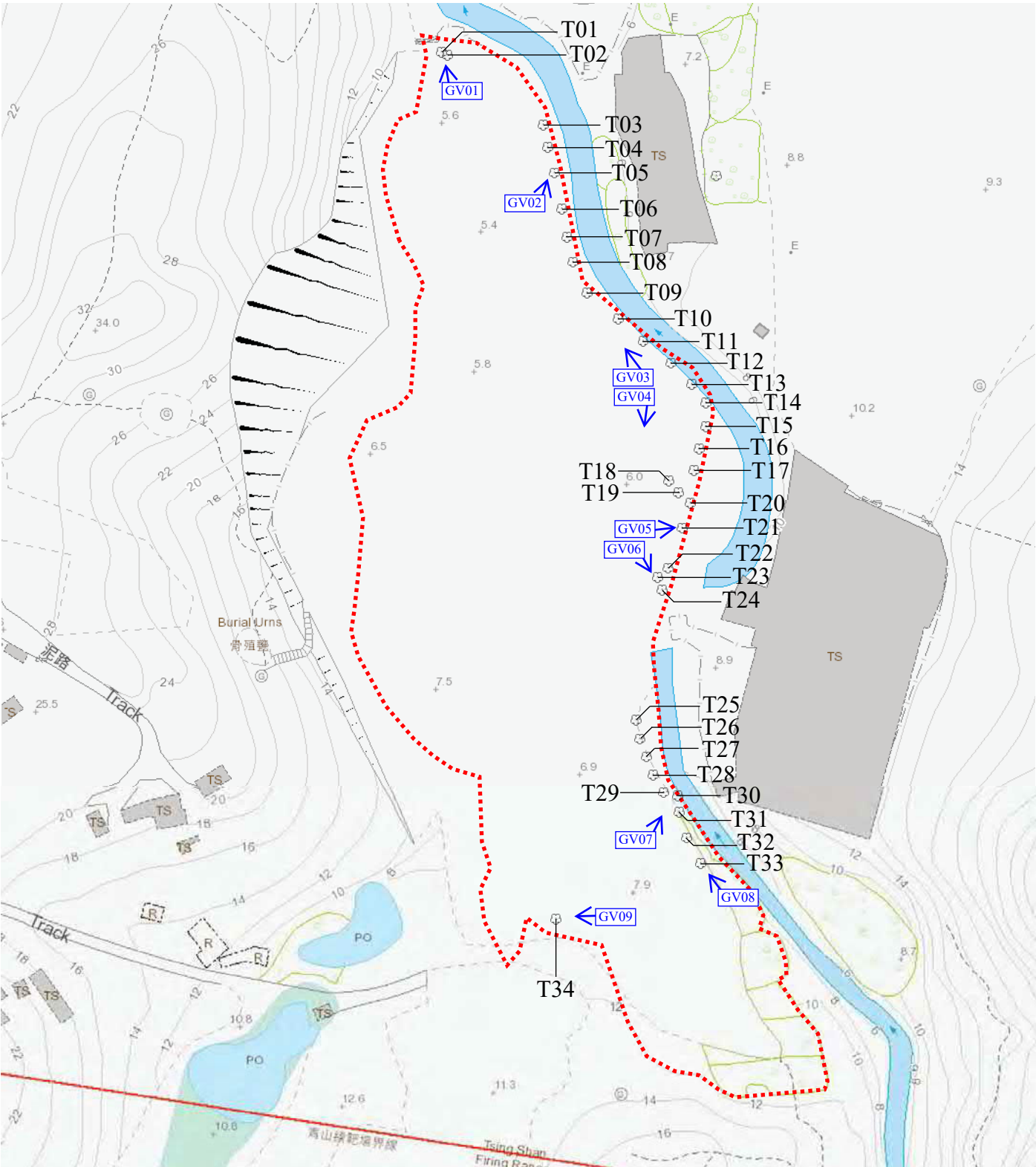
The surveyed site is located at Private Area, Lau Fau Shan, Yuen Long.

At the time of inspection on 4th April 2023, **34 nos.** tree were found within the Site. **No** dead tree was recorded in the surveyed area. Location of individual tree refers to Appendix I.




Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.

Appendix I – Tree Survey Plan

Tree Survey Plan



LEGEND

-  : Surveyed Tree
-  : General view
-  : Site Boundary

Appendix II –Tree Survey Schedule

Tree Survey Schedule

Location: Private Area, Lau Fau Shan, Yuen Long
Tree surveyor(s): Mak Ka Hei
Field Survey was conducted on: 4 April 2023



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T01	<i>Leucaena leucocephala</i>	銀合歡	7.0	136	2.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks, restricted root, crooked trunk, cross trunks with T02, dead trunk, wound on trunk
T02	<i>Leucaena leucocephala</i>	銀合歡	8.0	235	4.0	Low	Poor	Poor	Poor	Low	invasive species, cross trunks with T01, cracks and wound on trunk, hanger, restricted root
T03	<i>Leucaena leucocephala</i>	銀合歡	10.0	200	8.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks
T04	<i>Leucaena leucocephala</i>	銀合歡	10.0	269	6.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks, decay at trunk, wound on trunk
T05	<i>Leucaena leucocephala</i>	銀合歡	10.0	251	6.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks, wound on trunk
T06	<i>Leucaena leucocephala</i>	銀合歡	8.0	186	6.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks, bark crack on trunk, cross trunks, dead stub
T07	<i>Leucaena leucocephala</i>	銀合歡	10.0	362	8.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks, climber, wound on trunk, restricted root
T08	<i>Leucaena leucocephala</i>	銀合歡	9.0	125	5.0	Low	Poor	Poor	Poor	Low	invasive species, wound on trunk
T09	<i>Leucaena leucocephala</i>	銀合歡	9.0	180	4.0	Low	Poor	Poor	Poor	Low	invasive species, wound on trunk, decay at trunk
T10	<i>Leucaena leucocephala</i>	銀合歡	10.0	400	6.0	Low	Poor	Poor	Poor	Low	invasive species, cavity and wound on branch, co-dominant trunks, included bark, hanger
T11	<i>Leucaena leucocephala</i>	銀合歡	10.0	277	6.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks, broken trunks, included bark, wound on trunk
T12	<i>Leucaena leucocephala</i>	銀合歡	10.0	240	5.0	Low	Poor	Poor	Poor	Low	invasive species, leaning, broken trunks with hanger, wound on trunk
T13	<i>Leucaena leucocephala</i>	銀合歡	10.0	350	6.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks, wound on trunk

Tree Survey Schedule

Location: Private Area, Lau Fau Shan, Yuen Long
Tree surveyor(s): Mak Ka Hei
Field Survey was conducted on: 4 April 2023



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T14	<i>Leucaena leucocephala</i>	銀合歡	10.0	200	4.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks
T15	<i>Leucaena leucocephala</i>	銀合歡	10.0	220	5.0	Low	Poor	Poor	Poor	Low	invasive species, wound on trunk
T16	<i>Leucaena leucocephala</i>	銀合歡	10.0	241	6.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks, bark crack, wound on trunk
T17	<i>Leucaena leucocephala</i>	銀合歡	10.0	280	6.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks, wound on trunk
T18	<i>Leucaena leucocephala</i>	銀合歡	10.0	241	6.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks, wound on trunk
T19	<i>Leucaena leucocephala</i>	銀合歡	10.0	269	6.0	Low	Poor	Poor	Poor	Low	invasive species, wound on trunk, split at branch
T20	<i>Leucaena leucocephala</i>	銀合歡	10.0	229	6.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks
T21	<i>Leucaena leucocephala</i>	銀合歡	10.0	283	8.0	Low	Poor	Poor	Poor	Low	invasive species, co-dominant trunks, decay at trunk, restricted root, wound on trunk
T22	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	191	4.0	Low	Poor	Poor	Poor	Low	co-dominant trunks, wound on trunk
T23	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	200	4.0	Low	Poor	Poor	Poor	Low	co-dominant trunks, dead stub
T24	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	312	5.0	Low	Poor	Poor	Poor	Low	co-dominant trunks, cavity at root, conflict with steel pole, root-plate movement
T25	<i>Ficus variegata</i>	青果榕	7.0	191	5.0	Low	Poor	Poor	Poor	Low	multi-trunks, included bark
T26	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	150	4.0	Low	Poor	Poor	Poor	Low	
T27	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	140	3.0	Low	Poor	Poor	Poor	Low	broken branch
T28	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	110	3.0	Low	Poor	Poor	Poor	Low	
T29	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	6.0	190	3.0	Low	Poor	Poor	Poor	Low	broken branch, wound on trunk
T30	<i>Celtis sinensis</i>	朴樹	7.0	450	12.0	Low	Poor	Poor	Poor	Low	seam at trunk, climber, leaning
T31	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	7.0	180	6.0	Low	Poor	Poor	Poor	Low	co-dominant trunks, decay at trunk, broken trunk
T32	<i>Ficus hispida</i>	對葉榕	7.0	206	5.0	Low	Poor	Poor	Poor	Low	included bark, bark crack
T33	<i>Ficus hispida</i>	對葉榕	7.0	269	5.0	Low	Poor	Poor	Poor	Low	broken branch, co-dominant trunks
T34	<i>Leucaena leucocephala</i>	銀合歡	10.0	200	5.0	Low	Poor	Poor	Poor	Low	invasive species

Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.

Appendix III – Photo Records

General View



General view 01



General view 02

General View



General view 03



General view 04

General View



General view 05



General view 06

General View



General view 07



General view 08

General View



General view 09

Photo Records



T01 (Overview)



T01 Cross trunks with T02



T01 Dead trunk



T01 Restricted root (Co-dominant trunks, Crooked trunk)

Photo Records



T01 Wound on trunk_1



T01 Wound on trunk_2



T02 (Overview)



T02 Cracks on trunk

Photo Records



T02 Cross trunks with T01



T02 Hanger



T02 Restricted root



T02 Wound on trunk

Photo Records



T03 (Overview)



T03 Co-dominant trunks



T04 (Overview)



T04 Co-dominant trunks

Photo Records



T04 Decay at trunk



T04 Wound on trunk



T05 (Overview)



T05 Co-dominant trunks

Photo Records



T05 Wound on trunk_1



T05 Wound on trunk_2



T06 (Overview)



T06 Bark crack on trunk

Photo Records



T06 Co-dominant trunks (Cross trunks)



T06 Dead stub



T07 (Overview)



T07 Co-dominant trunks (Climber)

Photo Records



T07 Restricted root



T07 Wound on trunk



T08 (Overview)



T08 Wound on trunk

Photo Records



T09 (Overview)



T09 Decay at trunk



T09 Wound on trunk_1



T09 Wound on trunk_2

Photo Records



T10 (Overview)



T10 Cavity and wound on branch



T10 Co-dominant trunks (Included bark)



T10 Hanger

Photo Records



T10 Wound on trunk



T10 Wound on trunk_1



T10 Wound on trunk_2



T11 (Overview)

Photo Records



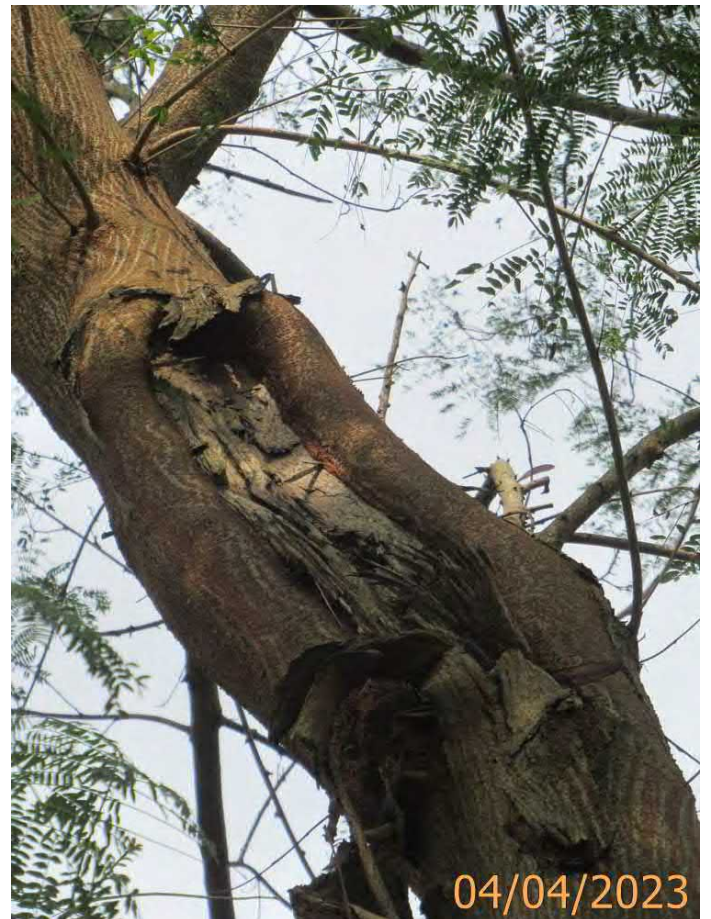
T11 Broken trunks



T11 Co-dominant trunks



T11 Included bark



T11 Wound on trunk

Photo Records



T12 (Overview) (Leaning)



T12 Broken trunks with hanger



T12 Wound on trunk



T13 (Overview)

Photo Records



T13 Co-dominant trunks



T13 Wound on trunk_1



T13 Wound on trunk_2



T13 Wound on trunk_3

Photo Records



T14 (Overview) (Co-dominant trunks)



T15 (Overview)



T15 Wound on trunk_1



T15 Wound on trunk_2

Photo Records



T16 (Overview)



T16 Bark crack



T16 Co-dominant trunks



T16 Wound on trunk_1

Photo Records



T16 Wound on trunk_2



T16 Wound on trunk_3



T17 (Overview)



T17 Co-dominant trunks

Photo Records



T17 Wound on trunk



T18 (Overview) (Co-dominant trunks)



T18 Wound on trunk



T19 (Overview)

Photo Records



04/04/2023

T19 Split at branch



04/04/2023

T19 Wound on trunk



04/04/2023

T20 (Overview) (Co-dominant trunks)



04/04/2023

T21 (Overview)

Photo Records



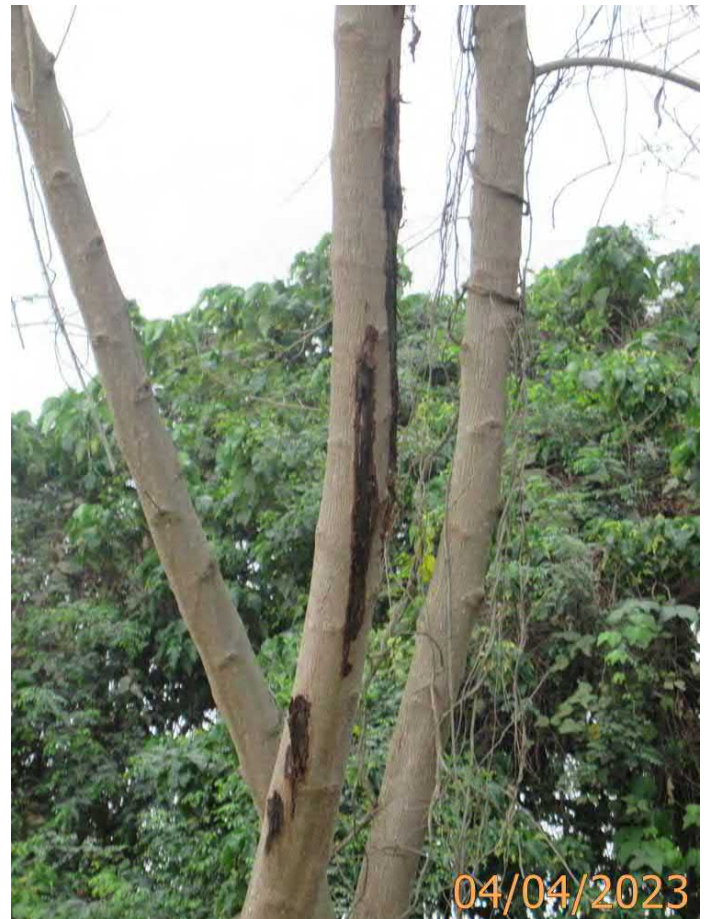
T21 Co-dominant trunks



T21 Decay at trunk



T21 Restricted root



T21 Wound on trunk

Photo Records



T22 (Overview)



T22 Wound on trunk



T23 (Overview)



T23 Dead stub

Photo Records



T24 (Overview)



T24 Cavity at root



T24 Conflict with steel pole



T24 Root-plate movement

Photo Records



T25 (Overview)



T25 Multi-trunks (Included bark)



T26 (Overview)



T27 (Overview)

Photo Records



T27 Broken branch



T28 (Overview)



T29 (Overview)



T29 Broken branch

Photo Records



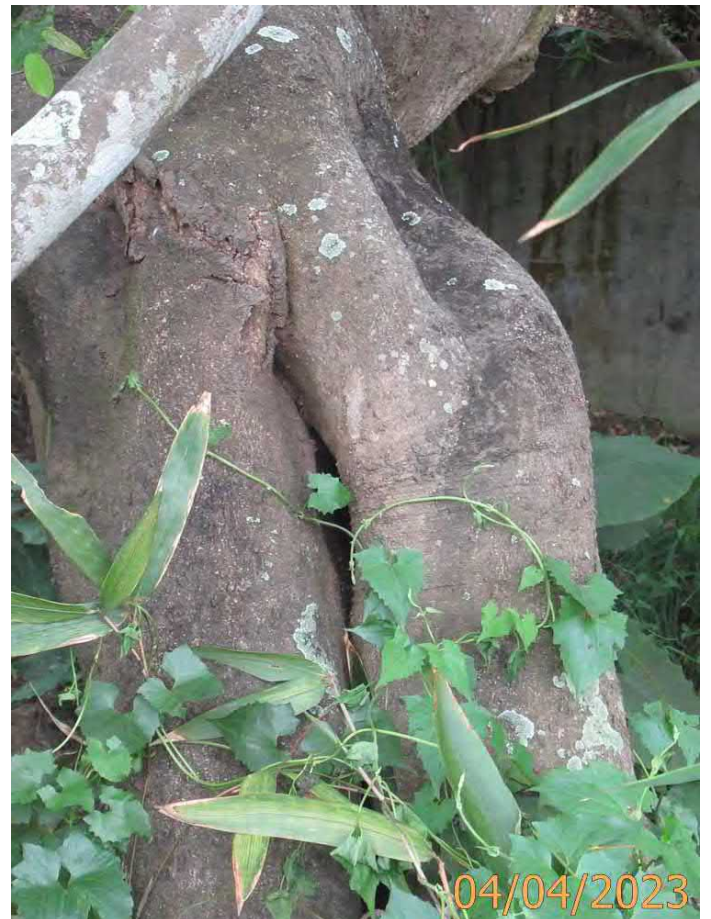
T29 Wound on trunk



T30 (Overview) (Leaning)



T30 Climber



T30 Seam at trunk

Photo Records



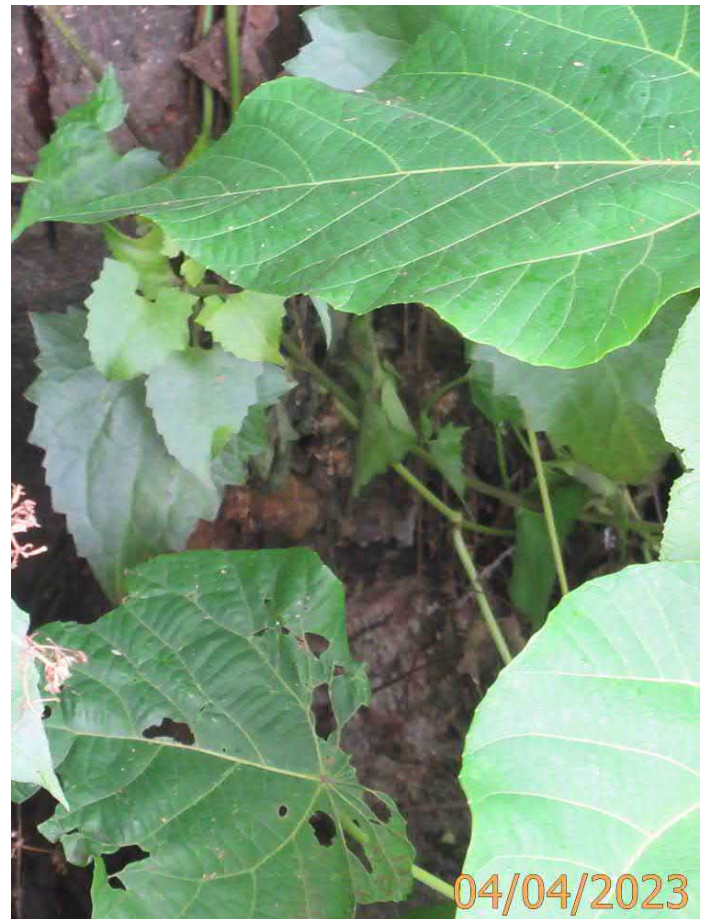
T31 (Overview)



T31 Broken trunk



T31 Co-dominant trunks



T31 Decay at trunk

Photo Records



T32 (Overview)



T32 Bark crack



T32 Included bark



T33 (Overview)

Photo Records



T33 Broken branch_1



T33 Broken branch_2



T33 Co-dominant trunks



T34 (Overview)

**PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR
CULTURE (HOBBY FARM AND BARBECUE SITE) AND HOLIDAY CAMP
WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND**

DRAINAGE IMPACT ASSESSMENT REPORT

Applicant

駿誠（香港）有限公司 Junchneg Group (HK) Co., Limited

April 2023

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	PREPARED BY (Date)	REVIEWED BY (Date)	APPROVED BY (Date)
1.0	Final DIA	30/3/2023	31/3/2023	31/3/2023

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APPENDICES

Appendix A	Drawings
Appendix B	Runoff Calculations
Appendix C	Calculation of Drainage Capacity of U Channel
Appendix D	Location of the Application Site

LIST OF TABLES

Table 1	Runoff Coefficients
Table 2	Storm Constants for Different Return Periods of HKO Headquarters

1 Project Background

1.1 Introduction

- 1.1.1 The Applicant intends to develop a temporary hobby farm, barbecue site and holiday camp with ancillary facilities for a period of 3 years and associated filling of land at various lots in D.D. 128 and adjoining Government Land in Lau Fau Shan, Yuen Long, New Territories.
- 1.1.2 According to the Approved Ha Tsuen Fringe Outline Zoning Plan ("OZP") No. S/NE-HTF/12, the application site currently falls within "Green Belt" ("GB") zone. A planning permission for the proposed temporary hobby farm, barbecue site and holiday camp, as well as the proposed filling of land, are required on application to the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance.
- 1.1.3 In order to assess possible drainage impact may be generated from the proposed development, a Drainage Impact Assessment ("DIA") is conducted to support this Section 16 planning application.

1.2 Objective of the Assessment

- 1.2.1 The objectives of this DIA are to assess the potential drainage impact that may be generated from the proposed development and recommend the mitigation measures, if necessary, to alleviate the impacts.

2 Site Description

2.1 Description of Existing Environment

2.1.1 The area of the application site is about 17,488m² and is located at Yuen Long District. Existing site levels ranging from +5.4mPD to +7.9mPD.

2.2 Existing Baseline Conditions

2.2.1 According to the site inspection conducted on 18 March 2023, the site is currently a vacant land overgrown with weeds and different tree groups. Moreover, several ditches/watercourses were found next to the Site, which are connected to surrounding catchments to South China Sea. The location of the Site is shown on Drawing No. PLAN 1 in **Appendix A** and Figure 1 in **Appendix D**.

2.3 Proposed Development Scheme

2.3.1 The Site is intended for a temporary place of recreation, sports or culture (hobby farm and barbecue site) and holiday camp with ancillary facilities for a period of 3 years. A proposed layout plan with Drawing No. Plan 4 is enclosed in **Appendix A**.

2.3.2 The following uses or facilities will be provided:

- Area for Outdoor Recreational Activities;
- Car Parking and Loading / Unloading Area;
- Open Space;
- Site Office;
- Barbecue Area;
- Farm Area; and
- Tent Camping Area

3 Methodology

3.1 Assessment Method

3.1.1 Rational Method is used to estimate the peak runoff from the catchment according to "Stormwater Drainage Manual – Planning, Design and Management" (SDM). The peak runoff is given by the following expression:

$$Q_p = 0.278 C i A$$

Where Q_p = peak runoff in m³/s
 C = runoff coefficient (dimensionless)
 i = rainfall intensity in mm/hr
 A = catchment area in km²

3.1.2 According to the Stormwater Drainage Manual, the runoff coefficient C is considered below:

Table 1: Runoff Coefficients

Surface Characteristics	Runoff Coefficient
Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (Heavy Soil)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (Sandy Soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

3.1.3 The rainfall intensity i is determined by using the Gumbel Solution:

$$i = a / (td + b)c$$

Where i = extreme mean intensity in mm/hr
 td = duration in minutes ($td \leq 240$)
 a, b, c = storm constants given in the table below

Table 2: Storm Constants for Different Return Periods of HKO Headquarters (based on Table 3a of SDM)

Return Period T(years)	2	5	10	20	50	100	200
a	499.8	480.2	471.9	463.6	451.3	440.8	429.5
b	4.26	3.36	3.02	2.76	2.46	2.26	2.05
c	0.494	0.429	0.397	0.369	0.337	0.316	0.295

3.1.4 The Brandsby William's Equation is used to determine the time of concentration etc.

$$t_o = 0.14465L / (H^{0.2}A^{0.1})$$

Where t_o = time of concentration of a natural catchment (min.);
 A = catchment area (m²);
 H = average slope (m per 100m), measured along the line of natural flow, from the summit of the catchment to the point under consideration;
 L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

3.1.5 The Manning's Equation is used to determine the capacity of U-channel and Stream:

$$V = \frac{R^{2/3}}{n} \sqrt{Rs}$$

where V = mean velocity (m/s)
 R = hydraulic radius (m)
 n = Manning coefficient (s/m^{1/3})
 s = hydraulic gradient (energy loss per unit length due to friction)

3.1.6 The application is proposed to be temporary place for recreation, sports or culture (hobby farm and barbecue site) and holiday camp with ancillary facilities for a period of 3 years. Rainfall increase due to climate change is not adopted in the runoff assessment in **Appendix B**.

4 Existing Drainage

4.1 Existing Drainage Routes and Arrangements

- 4.1.1 The Site is located almost immediately adjacent to (to the west of) a substantial (in the order of 2m wide) natural streamcourse which serves a large upstream catchment, leading up to Yuen Tau Shan. The overall catchment is shown on Drawing No. DIA2 in **Appendix A**. The overall catchment measures approximately 1.20km².
- 4.1.2 Within the Site, there are no apparent main drainage systems, with runoff generally passing overland from West to East, towards the main natural streamcourse as indicated on Drawing No. DIA2 in **Appendix A**.
- 4.1.3 There are no flooding blackspots in the vicinity of the Site and there is no history of flooding in the area (apart from the natural pond within the Site).
- 4.1.4 There are no known Ecologically Important Streams/Rivers in the catchment in which the Site is located.

5 Drainage Impact Assessment (DIA)

5.1 Project Site (Internal Catchment)

- 5.1.1 The proposed development at the Site includes the 1 storey mobile cabins (general office, washroom, refreshment kiosk and storage), Concrete Paved Area, Hobby Farming Area, Lawn/Grassland and Soiled Ground. There will be an additional concrete paving (both porous and impervious) and soil ground areas compared to the existing situation, with a resultant increase in runoff. These increases are quantified and discussed in Section 5.2.
- 5.1.2 Catchment Areas A1 to A13 were identified based on the proposed site layout plan, they will be further collected into the existing natural streamcourse next to the Site. The site condition is shown on Drawing No. DIA1 in **Appendix A**.

5.2 Assessment Assumptions and Criteria

- 5.2.1 Since the application is proposed to be temporary place, rainstorm return period of 1 in 10 years will be adopted for the runoff assessment. Based on the 1:10 year flood protection standard in the SDM and the estimated time of concentration, the appropriate rainfall intensities (i) were calculated based on linear interpolation of the intermediate table values.
- 5.2.2 The Site and local catchment areas are relatively small. Rational Method was adopted to provide a simple indicative "order of magnitude" assessment of runoff from the overall catchment. The overall catchment area for the main streamcourse is large (approximately 1.20km²). Although the Rational Method is not normally appropriate for such a large catchment. It is considered that an accurate assessment of the runoff from the overall catchment is not necessary for a simple assessment such as this DIA.
- 5.2.3 The existing overall catchment is mostly vegetated and gently sloping. Runoff Coefficient of C=0.25 is adopted for the naturally vegetated hillsides. For the

Proposed Development, only 15% site coverage will be paved with impervious concrete. The future Site will also be mostly vegetated and similar values ($C = 0.25$ and $C = 0.35$) has been adopted for the future greenery areas. However, the development is proposed to introduce a range of different materials for various parts of the Site and different runoff coefficients are adopted. Details of the runoff assessment, please refer to **Appendix B** for reference.

5.3 Drainage Impact

- 5.3.1 The 1 in 10-year peak discharge from the Site alone will increase from $0.181 \text{ m}^3/\text{s}$ to $0.245 \text{ m}^3/\text{s}$, i.e. an increase of $0.064 \text{ m}^3/\text{s}$. The existing and future runoffs from the overall catchment and the Site are estimated to be $8.174 \text{ m}^3/\text{s}$ and $8.227 \text{ m}^3/\text{s}$.
- 5.3.2 The local increase are estimated to be approximately 0.65% of the overall runoff. This is well within the level of accuracy of runoff estimation and the increases are therefore insignificant. No nearby buildings or roads which might be affected by the change in runoff. The existing and future runoff flows from the overall Site and overall catchment are presented in **Appendix B**.
- 5.3.3 The Site currently receives runoff from the local upstream catchment and this will continue after the proposed development. The runoff is expected to be widespread (rather than at discrete locations), U-channels will be proposed for both internal and external drainage. For the internal drainage system, flow capacities of the proposed U-channel is calculated using Manning's Equation. Runoff from corresponding Site Catchments (calculated based on a return period of 10 years) will account for 77% capacity of the proposed U-channel. The capacity estimation and checking for the proposed U-channel is included in **Appendix C**. The exact arrangement(s) for the U channels will be determined during later stages of Project implementation.
- 5.3.4 The Site is located in the rural area. To retain a natural environment, vegetated open channels (or "swales") could be proposed for the Site drainage, rather than standard concrete channels. Also, standard Terminal Manhole would not be appropriate for the Site, standard catchpit is more suitable for the Site before the drainage to natural streamcourse.

6 CONCLUSION

- 6.1.1 The proposed development will result in slightly greater runoff than the existing Site. In comparison with the runoff from the overall catchment, the increased runoff from the Site is insignificant.
- 6.1.2 The Project Proponent will be responsible for the construction and ongoing maintenance of the drainage facilities.
- 6.1.3 Potential drainage impacts that may arise from the Site after construction of the Proposed Development have been assessed. Thus, existing stormwater system will have sufficient capacity to receive stormwater runoff from the Proposed Development and surrounding catchments. The flood susceptibility of the adjacent areas due to the proposed development is very low. As a result, no adverse drainage impact to the existing drainage system is anticipated after the development of the Site, subject to the following condition:
- 6.1.4 This DIA Report presents the initial findings regarding drainage impact and indicative drainage layout. A qualified engineer should be engaged by the Applicant of the Proposed Development to review and provide detailed designs for the internal Site drainage layout. A "Drainage Proposal" including detailed designs based on calculations and quantitative assessments shall be prepared by the qualified engineer and submitted to DSD, for their review and approval prior to the commencement of work.

April 2023

Appendix A

Drawings

LOCATION OF THE APPLICATION SITE

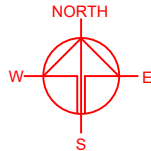
APPLICATION SITE AREA : 17,488 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM DEEP BAY ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM DEEP BAY ROAD VIA A LOCAL ACCESS

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND BARBECUE SITE) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 4000 @ A4

DRAWN BY

MN

DATE

7.2.2023

CHECKED BY

OL

DATE

23.2.2023

APPROVED BY

DATE

LEGEND



APPLICATION SITE

DWG. TITLE

LOCATION PLAN

DWG NO.

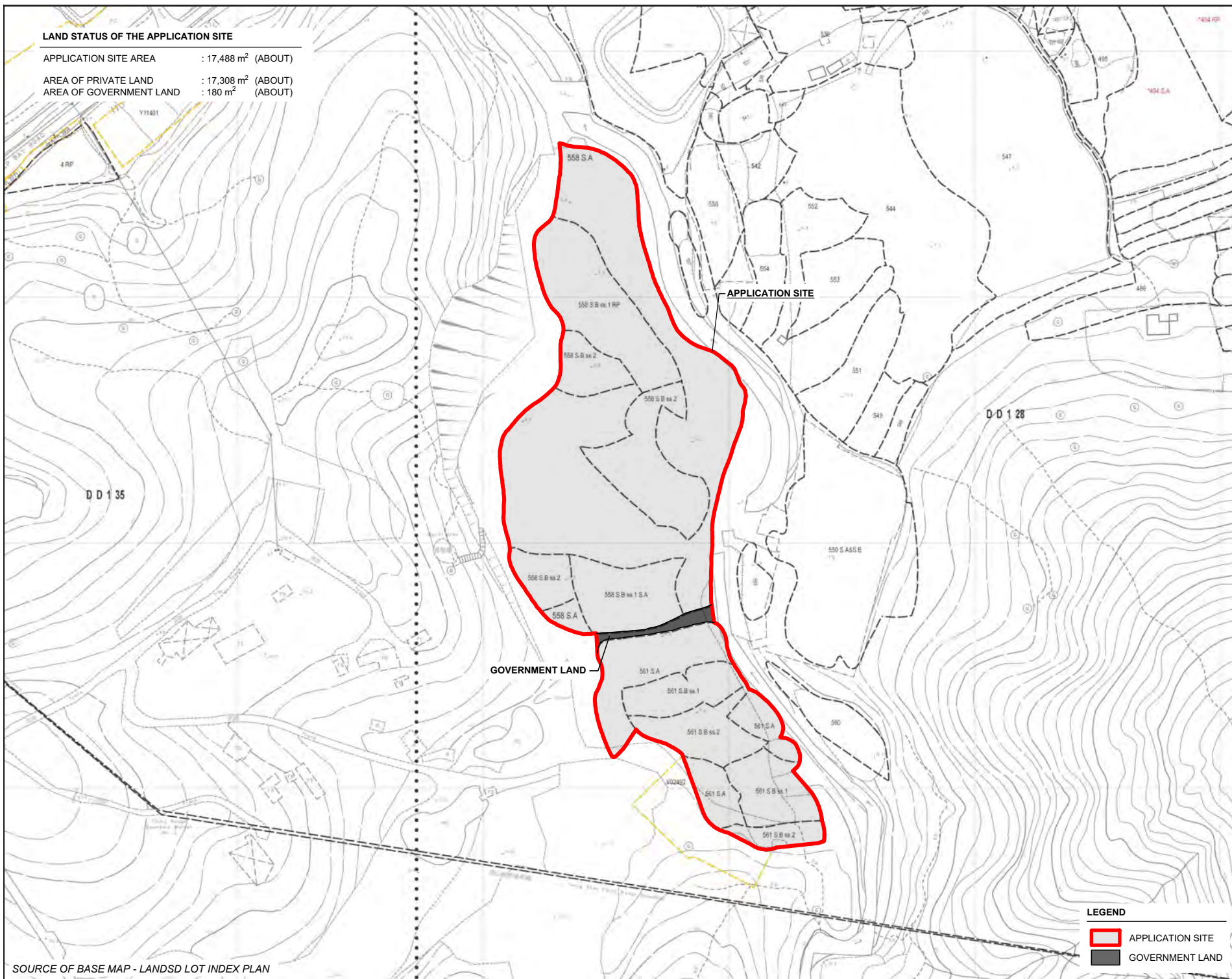
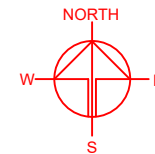
PLAN 1

VER.

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 17,488 m² (ABOUT)
 AREA OF PRIVATE LAND : 17,308 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 180 m² (ABOUT)



LEGEND

- APPLICATION SITE
- GOVERNMENT LAND

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND BARBECUE SITE) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

7.2.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 2

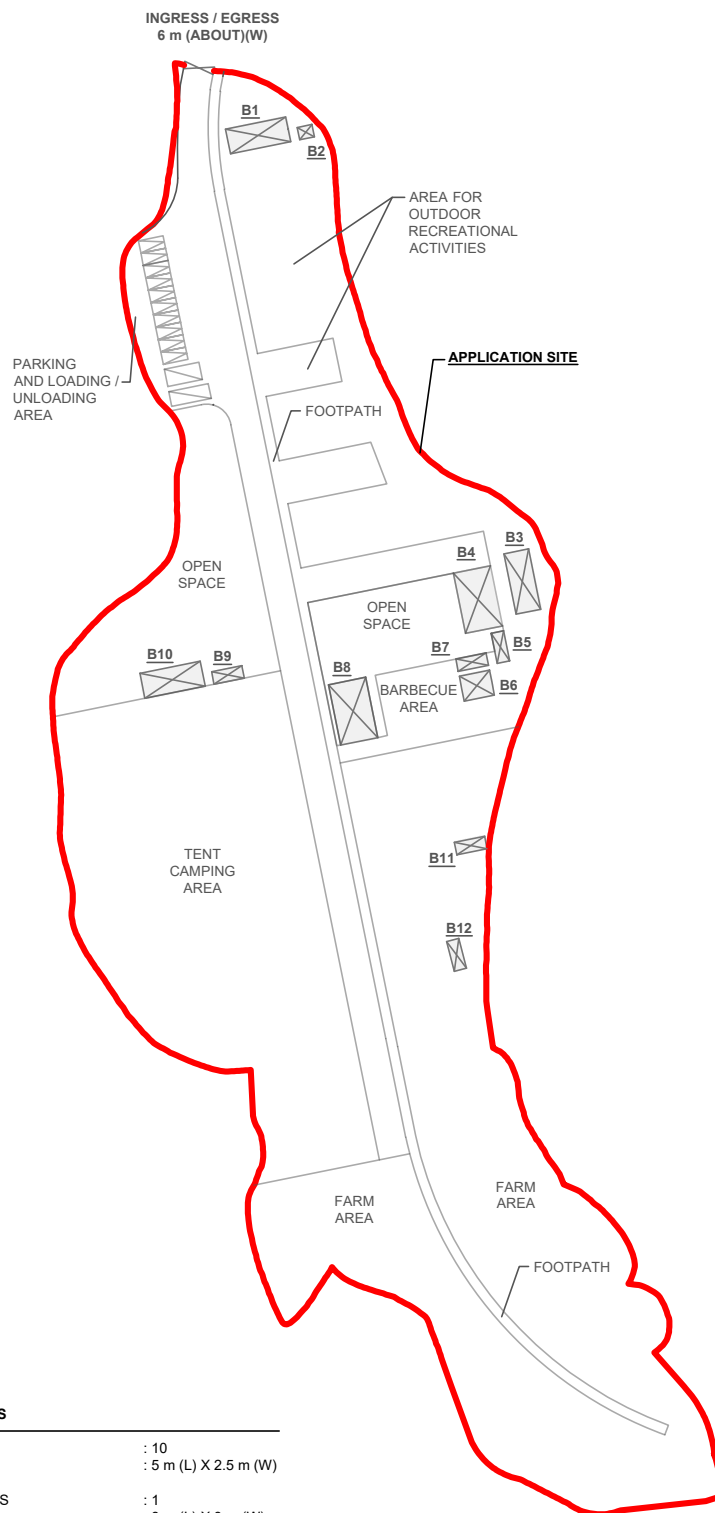
VER.

001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 17,488 m ²	(ABOUT)
COVERED AREA	: 480.5 m ²	(ABOUT)
UNCOVERED AREA	: 17,007.5 m ²	(ABOUT)
PLOT RATIO	: 0.03	(ABOUT)
SITE COVERAGE	: 3 %	(ABOUT)
NO. OF STRUCTURE	: 12	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 480.5 m ²	(ABOUT)
TOTAL GFA	: 480.5 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION AND CARETAKER OFFICE	61 m ² (ABOUT)	61 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	WASHROOM	7.5 m ² (ABOUT)	7.5 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	SITE OFFICE	61 m ² (ABOUT)	61 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	RECREATIONAL ACTIVITIES ROOM	92 m ² (ABOUT)	92 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	CHANGING ROOM AND WASHROOM	31 m ² (ABOUT)	31 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B8	RECREATIONAL ACTIVITIES ROOM	92 m ² (ABOUT)	92 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B9	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B10	REFRESHMENT KIOSK	61 m ² (ABOUT)	61 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B11	STORAGE OF FARM TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B12	STORAGE OF FARM TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		480.5 m ² (ABOUT)	480.5 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LOADING/UNLOADING SPACE FOR MINIBUS	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 8 m (L) X 3 m (W)
NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	L/U SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND BARBECUE SITE) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1500 @ A4

DRAWN BY
MN

DATE
7.2.2023

REVISED BY
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DATE
23.2.2023

TITLE

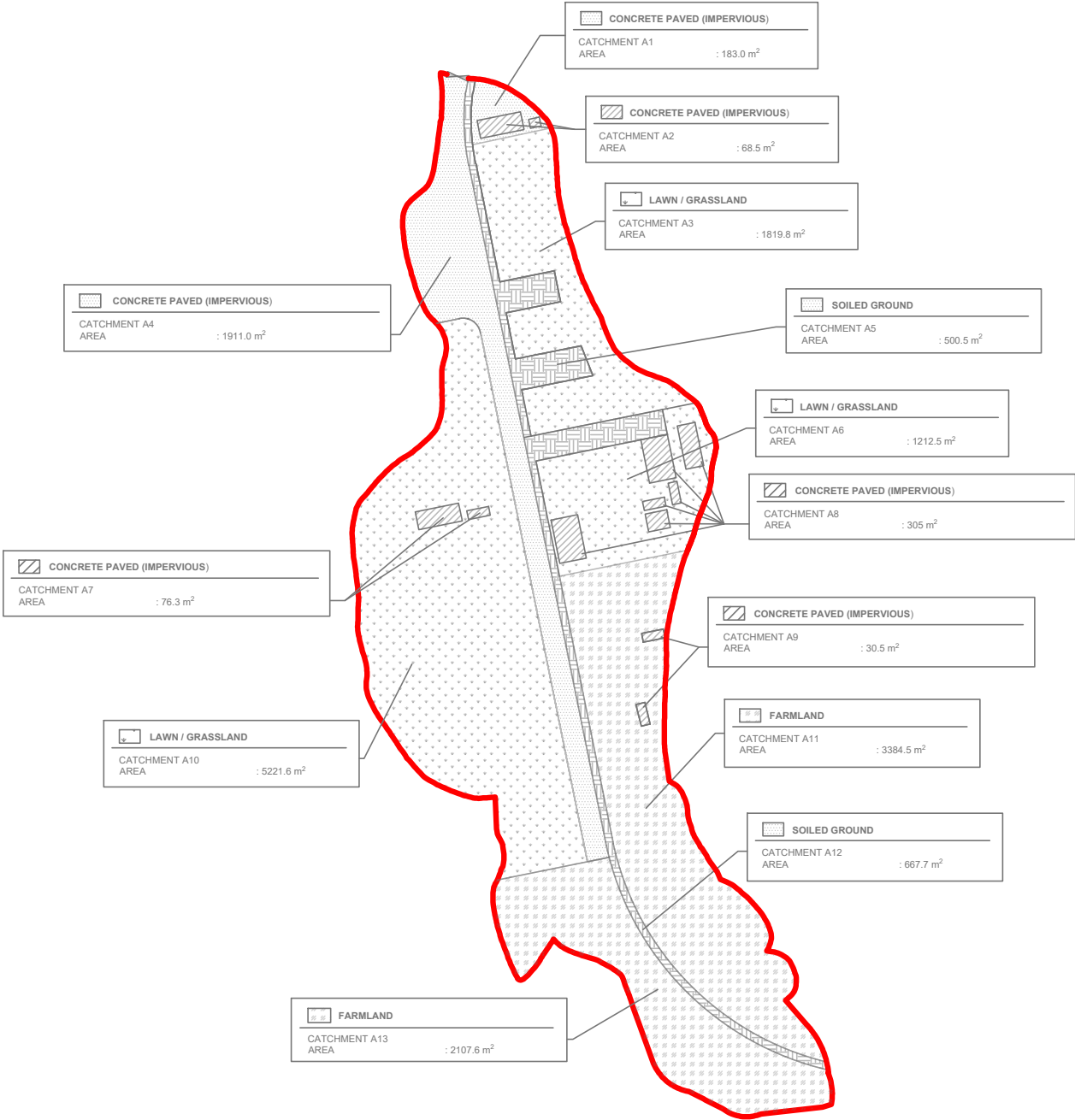
LAYOUT PLAN

DWG NO.
PLAN 3

VER.
002



CATCHMENT	SURFACE	AREA
A1	CONCRETE PAVED (IMPERVIOUS)	183.0 m ² (ABOUT)
A2	CONCRETE PAVED (IMPERVIOUS)	68.5 m ² (ABOUT)
A3	LAWN / GRASSLAND	1819.8 m ² (ABOUT)
A4	CONCRETE PAVED (IMPERVIOUS)	1911.0 m ² (ABOUT)
A5	SOILED GROUND	500.5 m ² (ABOUT)
A6	LAWN / GRASSLAND	1212.5 m ² (ABOUT)
A7	CONCRETE PAVED (IMPERVIOUS)	76.3 m ² (ABOUT)
A8	CONCRETE PAVED (IMPERVIOUS)	305 m ² (ABOUT)
A9	CONCRETE PAVED (IMPERVIOUS)	30.5 m ² (ABOUT)
A10	LAWN / GRASSLAND	5221.6 m ² (ABOUT)
A11	FARMLAND	3384.5 m ² (ABOUT)
A12	SOILED GROUND	667.7 m ² (ABOUT)
A13	FARMLAND	2107.6 m ² (ABOUT)
TOTAL		17,488 m ² (ABOUT)

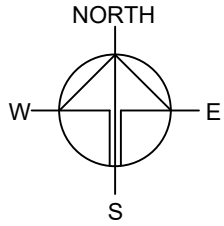



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 17,488 m² (ABOUT)


AREA OF PRIVATE LAND : 17,308 m² (ABOUT)

AREA OF GOVERNMENT LAND : 180 m² (ABOUT)



 **Existing Site**

STEEP VEGETATED SOIL
AREA : 17488 m²

 **LOCAL UPSTREAM CATCHMENT**

STEEP NATURALLY VEGETATED HILLSIDES
AREA : 1175568 m²

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE
OF RECREATION, SPORTS OR
CULTURE (HOBBY FARM AND
BARBECUE SITE) AND HOLIDAY
CAMP WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND
ADJOINING GOVERNMENT
LAND, LAU FAU SHAN, YUEN
LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A3

DRAWN BY

DATE

03.04.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

CATCHMENT PLAN

DWG NO.

DIA 2

VER.

001

Appendix B

Runoff Calculations

Rational method is used for calculation of the peak runoff. The formula is extracted from Section 7.5.2 (a) of SDM.
The parameters and assumptions refer to section 3.

The Existing Site comprises mainly steep vegetated soil; C = 0.25

The Proposed Site will comprise some 1 storey buildings and various other surfaces - see Runoff Coefficients below.

Concrete Paved Area (Impervious), C = 0.95

Hobby Farming Area, C = 0.25

Lawn/ Grassland, C = 0.25

Soiled Ground (Mainly Fill and Residual Soil) = 0.35

The overall catchment and local upstream catchment mostly comprise steep naturally vegetated hillsides; C = 0.25.

The Site is proposed to be "Hobby Farm, Overnight Camping and Barbecue Site", so check the 1 in 10-year Scenario.

Runoff Estimation

Existing Site

Natural Catch. (m ²)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = (h ₁ -h ₂)/L x 100	to (min) = 0.14465L/ (H ^{0.2} A ^{0.1})	tc = to + t _r (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m ²)	10 year Intensity (mm/hr)	10 year design runoff = 0.278CiA	10 year Total runoff (m ³ /s)
17488	275	7.9	5.4	0.91	15.26	15.26	HKO headquarters	0.25	17488	148.87	0.181	0.181
								0.95	0	188.18	0.00	

Existing Site + Local Upstream Catchment

Natural Catch. (m ²)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = (h ₁ -h ₂)/L x 100	to (min) = 0.14465L/ (H ^{0.2} A ^{0.1})	tc = to + t _r (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m ²)	10 year Intensity (mm/hr)	10 year design runoff = 0.278CiA	10 year Total runoff (m ³ /s)
1175568	2220	318.8	5.4	14.12	46.74	46.74	HKO headquarters	0.25	1175568	100.04	8.174	8.174
								0.95	0	130.64	0.00	

Proposed Site

Natural Catch. (m ²)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = (h ₁ -h ₂)/L x 100	to (min) = 0.14465L/ (H ^{0.2} A ^{0.1})	tc = to + t _r (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m ²)	10 year Intensity (mm/hr)	10 year design runoff = 0.278CiA	10 year Total runoff (m ³ /s)
17488	275	6.4	5.4	0.36	18.33	18.33	HKO headquarters	0.25	13746.0	139.98	0.134	0.245
								0.35	1168	139.98	0.016	
								0.95	2574	139.98	0.095	

Proposed Site + Local Upstream Catchment

Natural Catch. (m ²)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = (h ₁ -h ₂)/L x 100	to (min) = 0.14465L/ (H ^{0.2} A ^{0.1})	tc = to + t _r (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m ²)	10 year Intensity (mm/hr)	10 year design runoff = 0.278CiA	10 year Total runoff (m ³ /s)
1175568	2220	318.8	5.4	14.12	46.74	46.74	HKO headquarters	0.25	1171826.0	100.04	8.148	8.227
								0.35	1168	100.04	0.011	
								0.95	2574	100.04	0.068	

Increase over Existing Situation (The Site) = 0.064 (m3/s)
Percentage Increase = 35.29%
Percentage Increase to the Natural Streamcourse = 0.65%

Appendix C

Calculation of Drainage Capacity of U Channel

Appendix D

Location of the Application Site



Figure 1
Site Location Plan



盈卓物業
顧問有限公司

Our Ref.: DD128 Lot 558 S.A & VL
Your Ref.: TPB/A/YL-HTF/1151

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

13 July 2023

Dear Sir,

2nd Further Information

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Barbecue Site)
and Holiday Camp with Ancillary Facilities for a Period of 3 Years and
Associated Filling of Land in “Green Belt” Zone, Various Lots in D.D. 128
and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-HTF/1151)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) 2339 0884 / [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Jessie KWOK

email: jmhwok@pland.gov.hk)

Responses-to-Comments

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Barbecue Site) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Green Belt” Zone, Various Lots in D.D. 128 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

(Application No. A/YL-HTF/1151)

- (i) A set of revised plans showing the land status, layout and pave ratio of the application site (the Site) is provided (**Plans 1 to 3**).
- (ii) The applicant would like to provide clarification to address concerns of the general public on environmental aspects, details are as follows:

The proposed development would not frustrate the long term planning intention of the “Green Belt” (“GB”) Zone

- The proposed development is passive recreational use, which will not create significant nuisance to the surrounding area. The hobby farm activity is similar to the always permitted agricultural use, while the ‘holiday camp’ use is also similar to the always permitted ‘tent camping ground’ use, which both uses would therefore not jeopardize the long term planning intentions of the “GB” zone.

Filling of Land

- A minor portion of the Site (i.e. about 2,575 m², 15%) is currently hard-paved with existing site level ranges from +5.5mPD to +6.2mPD (about) for site formation of structures, circulation space, parking and L/UL spaces, while the remaining area is designated for tent camping, hobby farming, area for outdoor recreational activities, barbecue area, open space, footpath and circulation area (**Plans 2 and 3**). As heavy loading/unloading of structures and vehicles would compact the existing soiled ground, concrete site formation is required to support the operational needs and the filling area has been kept to minimal. The applicant will strictly follow the proposed scheme, and no additional filling of land is required. The applicant will reinstate the Site to an amenity area after the planning approval period.

Sewage Treatment

- The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) when designing on-site sewage system within the Site, i.e. the use of septic tank for sewage treatment at the Site. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period.

Waste Management

- Larger garbage or other form of wastes will be taken away by staff to the nearest refuse collection point regularly by light goods vehicles. Organic crops harvested from the

farm area of the Site, i.e. vegetables and fruits are free to carry away by visitors. The applicant will reinstate the Site upon the expiry of the planning approval period.

Mitigation measures for the nearby watercourse

- Fencing will be erected along the site boundary to avoid the watercourse from reaching. 2m of set back and sandbags will be placed along the watercourse at the eastern portion of the Site during the planning approval period to avoid any disturbance (**Plan 1**).
- The applicant will also implement good site practice so as not to pollute the watercourse at the eastern of the Site.

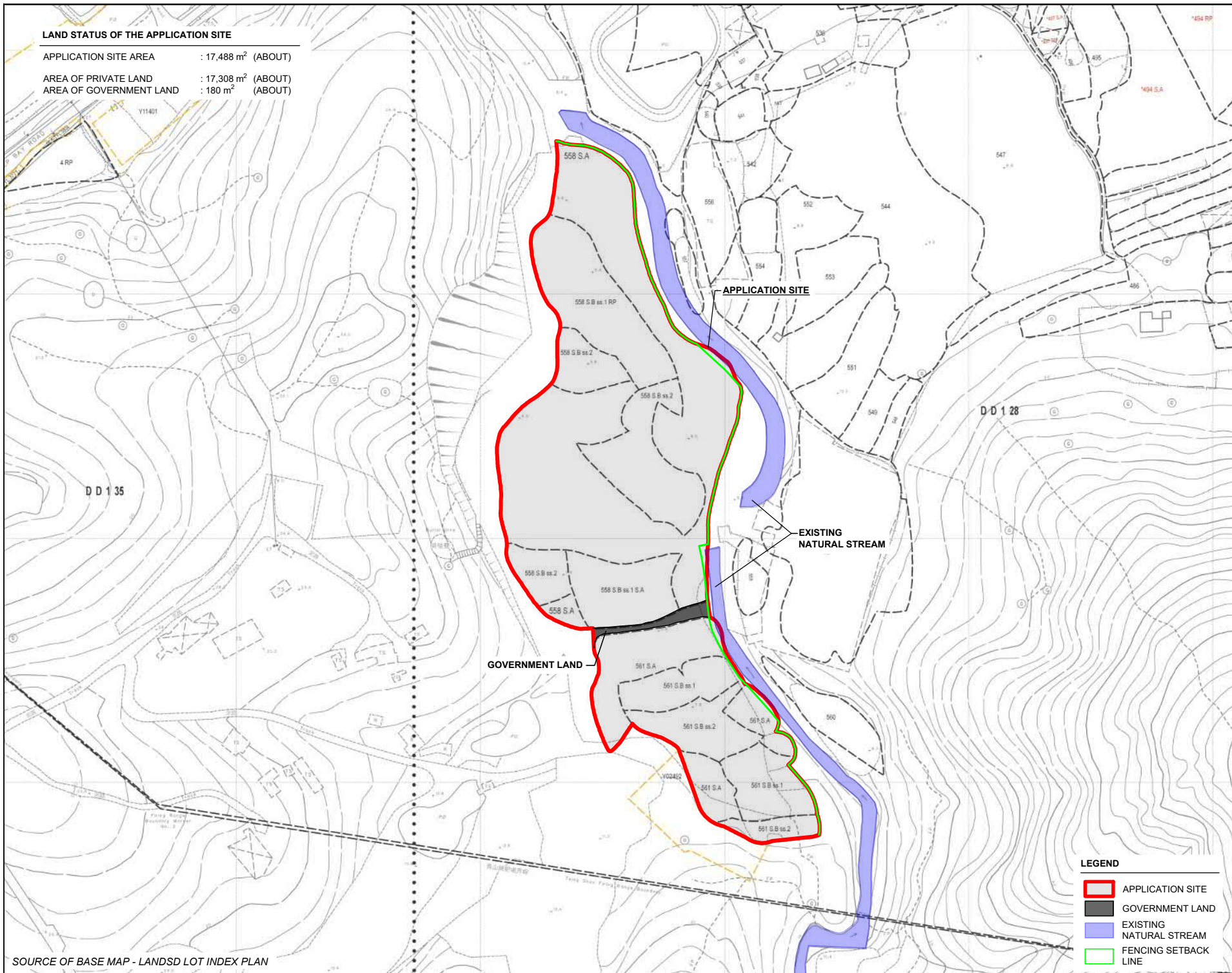
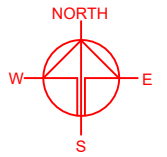
(iii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Ms. Vicky SY; Tel: 2300 1347)		
(a)	Please indicate the preliminary drainage system and the discharge points on your submitted plan.	<p>A revised Drainage Impact Assessment Report is provided for your consideration (Annex I).</p> <p>The preliminary drainage system and the discharge points are indicated in the Drawing No. DIA3 in Appendix A.</p>
(b)	Since the overland flow from the adjacent lands (e.g. western side of the site) shall be probably intercepted, the external catchment shall be considered in the calculation of your proposed channels.	The overland flow from the western side of the site is considered as an external catchment. The proposed drainage system is designed to cater the overland flow. For the extent of the external catchment, please refer to Drawing No. DIA2 in Appendix A.
(c)	Section 5.3.3, please justify the use of return period of 10 years in your assessment. SDM section 6.6.1 could be referred.	The assessment is revised to adopt return period of 50 years instead of 10 years. Section 5.3.1 and the corresponding calculation in Appendix B and C are revised accordingly.
(d)	Appendix B, the runoff estimation provided could not demonstrate the capacity and the impact on the natural watercourse due to the additional surface runoff. Please provide hydraulic calculation for the natural watercourse.	To avoid adverse drainage impact on the existing natural stream, an underground storage tank is proposed to store the additional runoff due to the proposed development. No additional discharge is proposed to discharge to natural

		watercourse. Please refer to Section 5.4 of the report and Drawing No. DIA4 in Appendix A.
(e)	Please demonstrate that the increase of discharge will not affect the existing facilities downstream (e.g. the cross road drain of Deep Bay Road).	As mentioned in response in (d), the increase of discharge is proposed to collect by the water tank. No additional runoff will be discharged to the existing facilities downstream.

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 17,488 m² (ABOUT)
AREA OF PRIVATE LAND : 17,308 m² (ABOUT)
AREA OF GOVERNMENT LAND : 180 m² (ABOUT)



LEGEND

- APPLICATION SITE
- GOVERNMENT LAND
- EXISTING NATURAL STREAM
- FENCING SETBACK LINE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND BARBECUE SITE) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY	DATE
MN	7.2.2023
CHECKED BY	DATE
OL	3.7.2023
APPROVED BY	DATE

DWG. TITLE

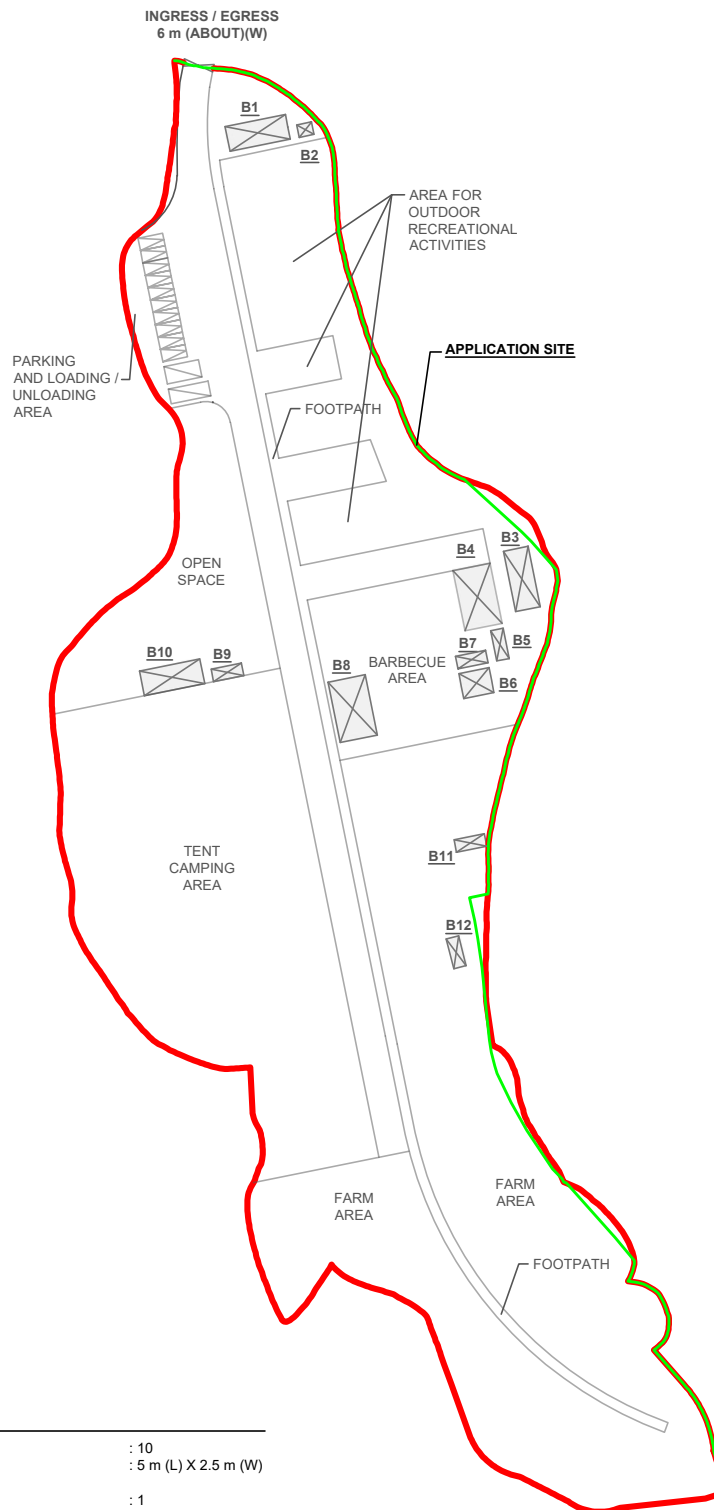
LAND STATUS OF THE SITE

DWG NO.	VER.
PLAN 1	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 17,488 m ²	(ABOUT)
COVERED AREA	: 480.5 m ²	(ABOUT)
UNCOVERED AREA	: 17,007.5 m ²	(ABOUT)
PLOT RATIO	: 0.03	(ABOUT)
SITE COVERAGE	: 3 %	(ABOUT)
NO. OF STRUCTURE	: 12	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 480.5 m ²	(ABOUT)
TOTAL GFA	: 480.5 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	RECEPTION AND CARETAKER OFFICE	61 m ² (ABOUT)	61 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	WASHROOM	7.5 m ² (ABOUT)	7.5 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	SITE OFFICE	61 m ² (ABOUT)	61 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	RECREATIONAL ACTIVITIES ROOM	92 m ² (ABOUT)	92 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	CHANGING ROOM AND WASHROOM	31 m ² (ABOUT)	31 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B8	RECREATIONAL ACTIVITIES ROOM	92 m ² (ABOUT)	92 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B9	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B10	REFRESHMENT KIOSK	61 m ² (ABOUT)	61 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B11	STORAGE OF FARM TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B12	STORAGE OF FARM TOOLS	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		480.5 m ² (ABOUT)	480.5 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 10
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF LOADING/UNLOADING SPACE FOR MINIBUS	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 8 m (L) X 3 m (W)
NO. OF LOADING/UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)

LEGEND

 	APPLICATION SITE
 	STRUCTURE
 	PARKING SPACE
 	L/UL SPACE
 	INGRESS / EGRESS
 	FENCING SETBACK LINE

PLANNING CONSULTANT



PROJECT

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ADDRESS

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1500 @ A4

DRAWN BY
MN

DATE
7.2.2023

REVISED BY
OL

DATE
23.2.2023

TITLE

LAYOUT PLAN

DWG NO.
PLAN 2

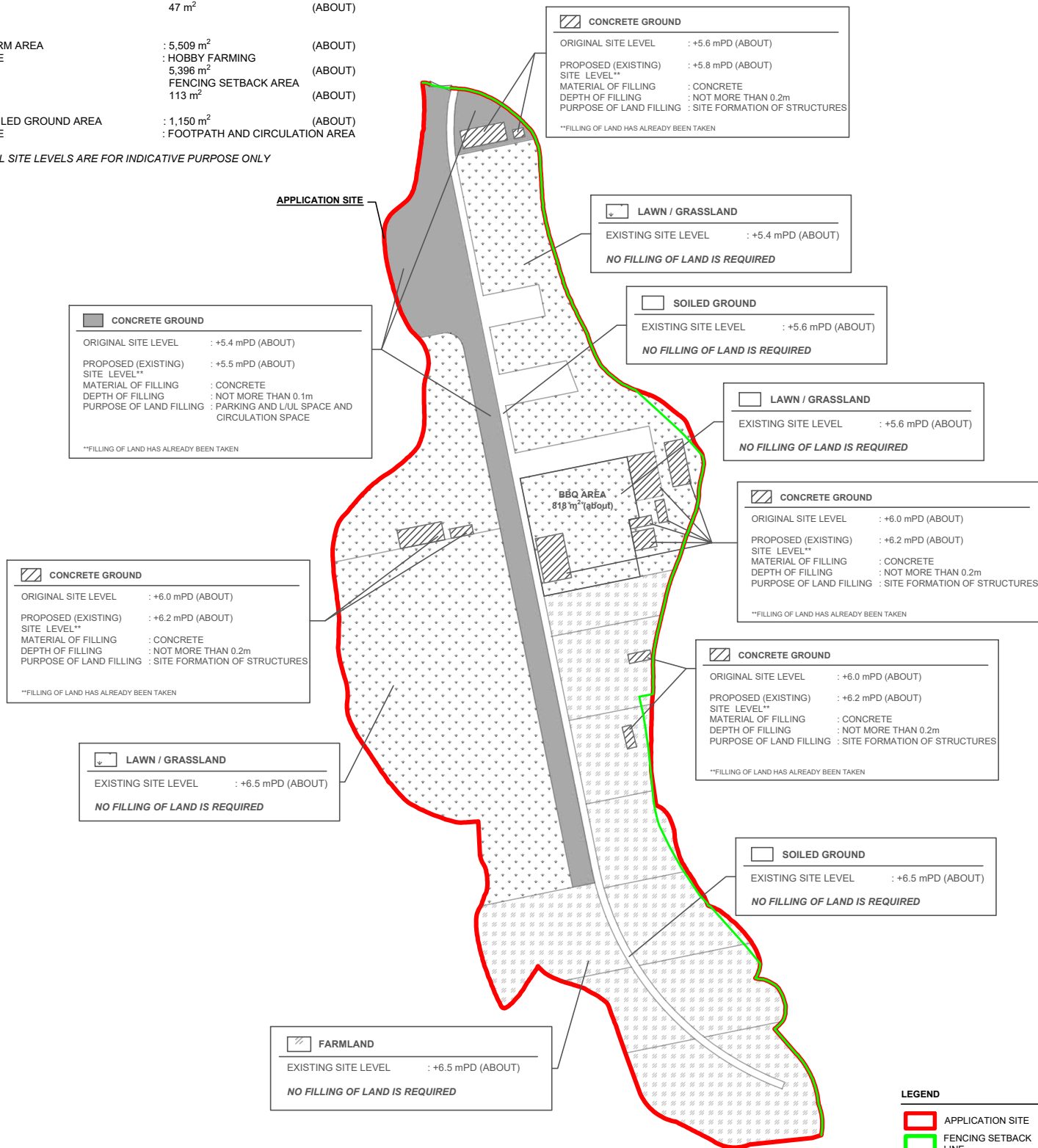
VER.
002



PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 17,488 m ²	(ABOUT)
LAND FILLING AREA	: 2,575 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES AND PARKING AND LOADING / UNLOADING SPACE, CIRCULATION SPACE	
LAWN / GRASSLAND AREA	: 8,254 m ²	(ABOUT)
USE	: TENT CAMPING AREA	(ABOUT)
	: 3,993 m ²	(ABOUT)
	: AREA FOR OUTDOOR RECREATIONAL ACTIVITIES	(ABOUT)
	: 2,167 m ²	(ABOUT)
	: BARBECUE AREA	(ABOUT)
	: 818 m ²	(ABOUT)
	: OPEN SPACE	(ABOUT)
	: 1,229 m ²	(ABOUT)
	: FENCING SETBACK AREA	(ABOUT)
	: 47 m ²	(ABOUT)
FARM AREA	: 5,509 m ²	(ABOUT)
USE	: HOBBY FARMING	(ABOUT)
	: 5,396 m ²	(ABOUT)
	: FENCING SETBACK AREA	(ABOUT)
	: 113 m ²	(ABOUT)
SOILED GROUND AREA	: 1,150 m ²	(ABOUT)
USE	: FOOTPATH AND CIRCULATION AREA	

*ALL SITE LEVELS ARE FOR INDICATIVE PURPOSE ONLY



LEGEND

APPLICATION SITE (Red outline)

FENCING SETBACK LINE (Green outline)

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND BARBECUE SITE) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1600 @ A4

DRAWN BY
MN

DATE
7.2.2023

REVISED BY
OL

DATE
4.7.2023

TITLE

PAVED RATIO

DWG NO.
PLAN 3

VER.
004



**PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR
CULTURE (HOBBY FARM AND BARBECUE SITE) AND HOLIDAY CAMP
WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND**

DRAINAGE IMPACT ASSESSMENT REPORT

Applicant

駿誠（香港）有限公司 Junchneg Group (HK) Co., Limited

July 2023

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	PREPARED BY (Date)	REVIEWED BY (Date)	APPROVED BY (Date)
1.0	Final DIA	30/3/2023	31/3/2023	31/3/2023
2.0	Final DIA	19/6/2023	23/6/2023	23/6/2023
3.0	Final DIA	11/7/2023	13/7/2023	13/7/2023

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APPENDICES

Appendix A	Drawings
Appendix B	Runoff Calculations
Appendix C	Calculation of Drainage Capacity of U Channels and Discharge Pipe
Appendix D	Calculation of Water Tank Size

LIST OF TABLES

Table 1	Runoff Coefficients
Table 2	Storm Constants for Different Return Periods of HKO Headquarters

1 Project Background

1.1 Introduction

- 1.1.1 The Applicant intends to develop a temporary hobby farm, barbecue site and holiday camp with ancillary facilities for a period of 3 years and associated filling of land at various lots in D.D. 128 and adjoining Government Land in Lau Fau Shan, Yuen Long, New Territories.
- 1.1.2 According to the Approved Ha Tsuen Fringe Outline Zoning Plan ("OZP") No. S/NE-HTF/12, the application site currently falls within "Green Belt" ("GB") zone. A planning permission for the proposed temporary hobby farm, barbecue site and holiday camp, as well as the proposed filling of land, are required on application to the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance.
- 1.1.3 In order to assess possible drainage impact may be generated from the proposed development, a Drainage Impact Assessment ("DIA") is conducted to support this Section 16 planning application.

1.2 Objective of the Assessment

- 1.2.1 The objectives of this DIA are to assess the potential drainage impact that may be generated from the proposed development and recommend the mitigation measures, if necessary, to alleviate the impacts.

2 Site Description

2.1 Description of Existing Environment

2.1.1 The area of the application site is about 17,488m² and is located at Yuen Long District. Existing site levels ranging from +5.4mPD to +7.9mPD.

2.2 Existing Baseline Conditions

2.2.1 According to the site inspection conducted on 18 March 2023, the site is currently a vacant land overgrown with weeds and different tree groups. Moreover, several ditches/watercourses were found next to the Site, which are connected to surrounding catchments to South China Sea. The location of the Site is shown on Drawing No. PLAN 1 in **Appendix A** and Figure 1 in **Appendix D**.

2.3 Proposed Development Scheme

2.3.1 The Site is intended for a temporary warehouse for storage of construction machineries and construction materials for a period of 3 years. A proposed master layout plan with Drawing No. PLAN4 is enclosed in **Appendix A**.

2.3.2 The following uses or facilities will be provided:

- Area for Outdoor Recreational Activities;
- Car Parking and Loading / Unloading Area;
- Open Space;
- Site Office;
- Barbecue Area;
- Farm Area; and
- Tent Camping Area

3 Methodology

3.1 Assessment Method

3.1.1 Rational Method is used to estimate the peak runoff from the catchment according to "Stormwater Drainage Manual – Planning, Design and Management" (SDM). The peak runoff is given by the following expression:

$$Q_p = 0.278 C i A$$

Where Q_p = peak runoff in m³/s
 C = runoff coefficient (dimensionless)
 i = rainfall intensity in mm/hr
 A = catchment area in km²

3.1.2 According to the Stormwater Drainage Manual, the runoff coefficient C is considered below:

Table 1: Runoff Coefficients

Surface Characteristics	Runoff Coefficient
Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (Heavy Soil)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (Sandy Soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

3.1.3 The rainfall intensity i is determined by using the Gumbel Solution:

$$i = a / (td + b)c$$

Where i = extreme mean intensity in mm/hr
 td = duration in minutes ($td \leq 240$)
 a, b, c = storm constants given in the table below

Table 2: Storm Constants for Different Return Periods of HKO Headquarters (based on Table 3a of SDM)

Return Period T(years)	2	5	10	20	50	100	200
a	499.8	480.2	471.9	463.6	451.3	440.8	429.5
b	4.26	3.36	3.02	2.76	2.46	2.26	2.05
c	0.494	0.429	0.397	0.369	0.337	0.316	0.295

3.1.4 The Brandsby William's Equation is used to determine the time of concentration etc.

$$t_o = 0.14465L / (H^{0.2}A^{0.1})$$

Where t_o = time of concentration of a natural catchment (min.);
 A = catchment area (m²);
 H = average slope (m per 100m), measured along the line of natural flow, from the summit of the catchment to the point under consideration;
 L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

3.1.5 The Manning's Equation is used to determine the capacity of U-channel and Stream:

$$V = \frac{R^{2/3}}{n} \sqrt{Rs}$$

where V = mean velocity (m/s)
 R = hydraulic radius (m)
 n = Manning coefficient (s/m^{1/3})
 s = hydraulic gradient (energy loss per unit length due to friction)

3.1.6 The application is proposed to be temporary place for recreation, sports or culture (hobby farm and barbecue site) and holiday camp with ancillary facilities for a period of 3 years and associated filling of land. Rainfall increase due to climate change is not adopted in the runoff assessment in **Appendix B**.

4 Existing Drainage

4.1 Existing Drainage Routes and Arrangements

- 4.1.1 The Site is located almost immediately adjacent to (to the west of) a substantial (in the order of 2m wide) natural streamcourse which serves a large upstream catchment, leading up to Yuen Tau Shan. The overall catchment is shown on Drawing No. DIA2 in **Appendix A**. The overall catchment measures approximately 1.20km².
- 4.1.2 Within the Site, there are no apparent main drainage systems, with runoff generally passing overland from West to East, towards the main natural streamcourse as indicated on Drawing No. DIA2 in **Appendix A**.
- 4.1.3 There are no flooding blackspots in the vicinity of the Site and there is no history of flooding in the area (apart from the natural pond within the Site).
- 4.1.4 There are no known Ecologically Important Streams/Rivers in the catchment in which the Site is located.

5 Drainage Impact Assessment (DIA)

5.1 Project Site (Internal Catchment)

- 5.1.1 The proposed development at the Site includes the 1 storey mobile cabins (general office, washroom, refreshment kiosk and storage), Concrete Paved Area, Hobby Farming Area, Lawn/Grassland and Soiled Ground. There will be additional concrete paving and soil ground areas compared to the existing situation, with a resultant increase in runoff. The increase is quantified and discussed in Section 5.4.
- 5.1.2 Catchment Areas A1 to A13 were identified based on the proposed site layout plan. further collected into the existing natural streamcourse next to the Site. The site condition is shown on Drawing No. DIA1 in **Appendix A**.

5.2 Project Site (External Catchment)

- 5.2.1 According to the topographical data and the existing drainage facilities on the surveys map obtained from Lands Department, there is an External Catchment located at the western side of the project site. The runoff from the External Catchment will flow from the Western Boundary of the Project Site, this extra runoff will potentially further drain into the proposed drainage system. As such, runoff arising from the External Catchment should be considered in this DIA using Rational Method.

5.3 Proposed Drainage Arrangement

5.3.1 The Site currently receives runoff from the External catchment and this will continue after the proposed development as shown in Drawing No. DIA2. The runoff is expected to be widespread (rather than at discrete locations), U-channels will be proposed to collect the internal and external drainage. The flow capacities of the proposed U-channel are calculated using the Chart for the Rapid Design of Channels. Runoff from corresponding Site Catchments (calculated based on a return period of 50 years), the capacity estimation and checking for the proposed U-channels are included in **Appendix C**. The exact arrangement(s) for the U channels will be determined during later stages of Project implementation.

5.4 Assessment Assumptions

5.4.1 Runoff Coefficient of $C=0.25$ is adopted for the naturally vegetated hillsides. For the Proposed Development, only 10% site coverage will be paved with impervious concrete. The future Site will also be mostly vegetated and similar values ($C = 0.25$ and $C = 0.35$) has been adopted for the future greenery areas. However, the development is proposed to introduce a range of different materials for various parts of the Site and different runoff coefficients are adopted. Details of the runoff assessment, please refer to the calculation in **Appendix B**.

5.5 Drainage Impact Assessment

5.5.1 The Site currently receives runoff from the local upstream catchment and this will continue after the proposed development. The runoff is expected to be widespread (rather than at discrete locations), U-channels will be proposed for both Existing Site Catchment and the External Catchment. For the drainage system, flow capacities of the proposed U-channel are calculated using the Chart for the Rapid Design of Channels. A proposed discharge pipe is designed to collect the runoff collected by the U channels and discharge to the existing natural stream next to the site. The preliminary drainage layout and capacity checking of UC and discharge pipe are shown in **Drawing No. DIA3** in **Appendix A** and **Appendix C** based on the runoff assessment.

5.5.2 The 1 in 50-year peak discharge from the Site alone will increase from 1.068 to 1.180 m³/s, i.e. an increase of 0.112 m³/s. The existing and future runoff flows from the overall Site and overall catchment are presented in **Appendix B**. It is understood that the drainage facilities downstream might not be capable of receiving additional flow from the Site. In order to avoid adverse drainage impact on the existing natural stream, an underground storage tank is proposed to store the additional runoff due to the proposed development as shown in Drawing No. DIA4 in **Appendix A**. The discharge from the proposed site will be not be greater than the existing site including the external catchment.

5.5.3 Since Rational Method is not based on a total storm duration, but rather a period of rain that produces the peak runoff rate. The method cannot compute the runoff volumes unless the total storm duration is assumed. Therefore, 4 hours storm duration is proposed for the size design of the on-site water storage tank. This duration is sufficient to cover the effective life of many rainstorms.

- 5.5.4 As shown in **Appendix B**, the incremental runoff volume is $1,613\text{m}^3$ under 50 years return period. The designed storage capacity should be at least $1,613\text{m}^3$. In this case, the total volume of the water tank is designed to be at least 1417m^2 (Area) \times 1.2m (Depth) = 1700m^3 (Volume), it is sufficient for the incremental runoff. For the calculation of water tank size, please refer to **Appendix D**.
- 5.5.5 A sump/pumping system is proposed to pump the additional stormwater into the tank during heavy rain. Since the additional runoff over the existing site and external catchment is $0.112\text{ m}^3/\text{s}$, the pump rate of sump/pumping system is designed to be at least $0.112\text{ m}^3/\text{s}$ which is the additional runoff over the existing site and external catchment mentioned in Section 5.5.2. The stored stormwater will be reused as far as practicable and the surplus water will be drained off to the proposed channel nearby and subsequently conveyed to the existing natural stream after heavy rain. Hence, there is no additional flooding risk caused by the Proposed Development. No nearby buildings or roads might be affected by the change in runoff.
- 5.5.6 The final design of the storage tank will be confirmed during the detailed design stage after the planning application. The detailed design of the storage tank should be incorporated in the later "Drainage Proposal" and submitted to DSD for review.

6 CONCLUSION

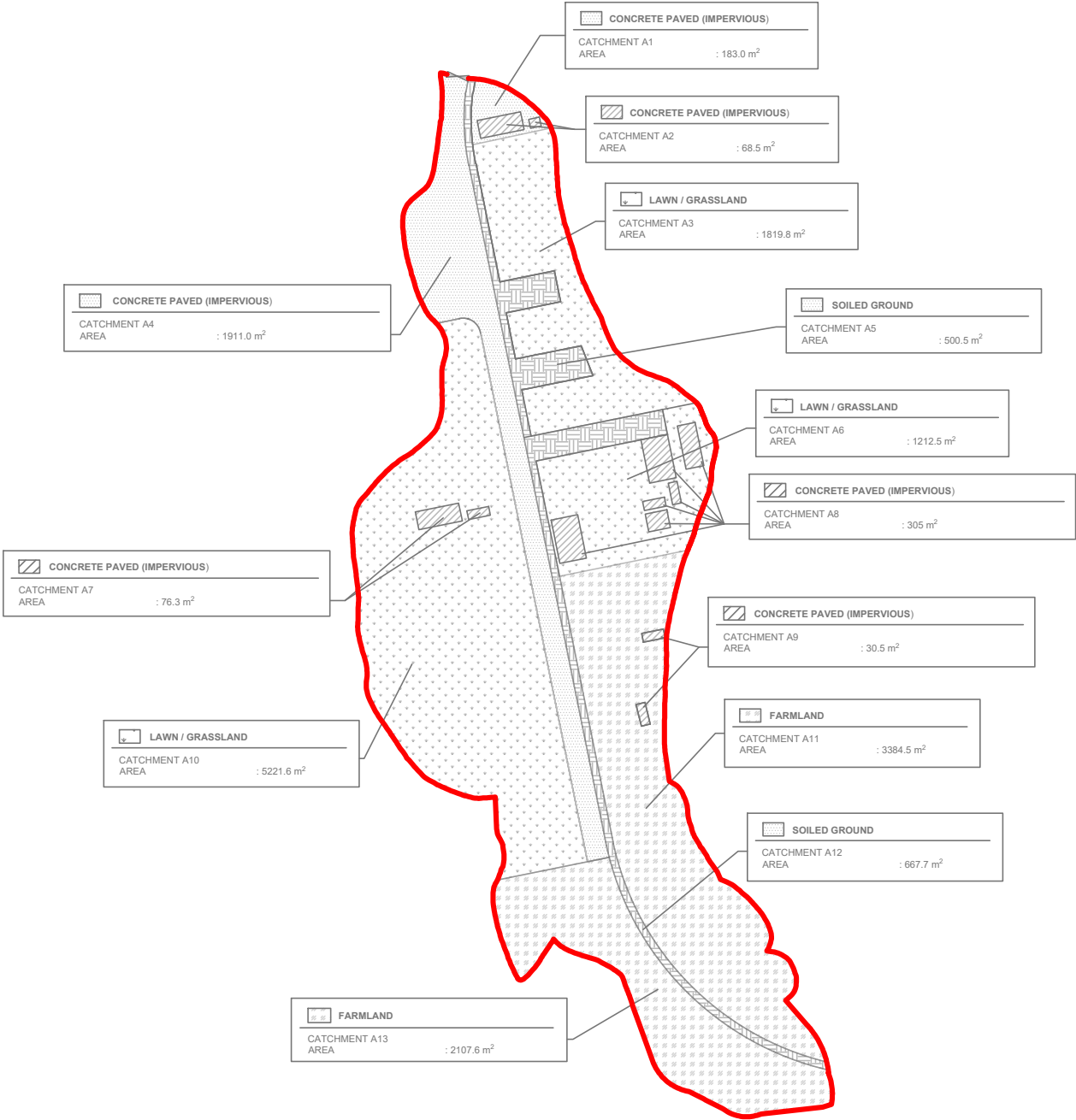
- 6.1.1 The Project Proponent will be responsible for the construction and ongoing maintenance of the drainage facilities. The runoff to the existing natural stream during rainstorm would be discharged by means of 750mm U-channels and 975mm dia. pipe together with the pumping systems.
- 6.1.2 The proposed development will result in slightly greater runoff than the existing Site. The incremental runoff before and after the development was estimated using the rational method. An on-site storage tank is proposed as temporary storage facility to collect the incremental runoff during the heavy rainstorm. The capacity of the storage tank should not be less than 1,700 m³ to prevent generating additional runoff to the natural watercourse. The proposed development would not discharge extra runoff to the existing natural stream during rainstorms. As a result, no adverse drainage impact to the existing drainage system is anticipated after the development of the Site, subject to the following condition.
- 6.1.3 This DIA Report presents the initial findings regarding drainage impact and indicative drainage layout. A qualified engineer should be engaged by the Applicant of the Proposed Development to review and provide detailed designs for the internal Site drainage layout. A "Drainage Proposal" including detailed designs based on calculations and quantitative assessments shall be prepared by the qualified engineer and submitted to DSD, for their review and approval prior to the commencement of work.

R-riches Property Consultants Limited
July 2023

Appendix A


Drawings

CATCHMENT	SURFACE	AREA
A1	CONCRETE PAVED (IMPERVIOUS)	183.0 m ² (ABOUT)
A2	CONCRETE PAVED (IMPERVIOUS)	68.5 m ² (ABOUT)
A3	LAWN / GRASSLAND	1819.8 m ² (ABOUT)
A4	CONCRETE PAVED (IMPERVIOUS)	1911.0 m ² (ABOUT)
A5	SOILED GROUND	500.5 m ² (ABOUT)
A6	LAWN / GRASSLAND	1212.5 m ² (ABOUT)
A7	CONCRETE PAVED (IMPERVIOUS)	76.3 m ² (ABOUT)
A8	CONCRETE PAVED (IMPERVIOUS)	305 m ² (ABOUT)
A9	CONCRETE PAVED (IMPERVIOUS)	30.5 m ² (ABOUT)
A10	LAWN / GRASSLAND	5221.6 m ² (ABOUT)
A11	FARMLAND	3384.5 m ² (ABOUT)
A12	SOILED GROUND	667.7 m ² (ABOUT)
A13	FARMLAND	2107.6 m ² (ABOUT)
TOTAL		17,488 m ² (ABOUT)




LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 17,488 m ² (ABOUT)
AREA OF PRIVATE LAND	: 17,308 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: 180 m ² (ABOUT)

 **EXTERNAL CATCHMENT**

STEEP VEGETATED SOIL AREA
55,855 m²


 **EXISTING SITE**

STEEP VEGETATED SOIL AREA
17,488 m²

 **LOCAL UPSTREAM CATCHMENT**

STEEP NATURALLY VEGETATED HILLSIDES AREA
1,136,545 m²



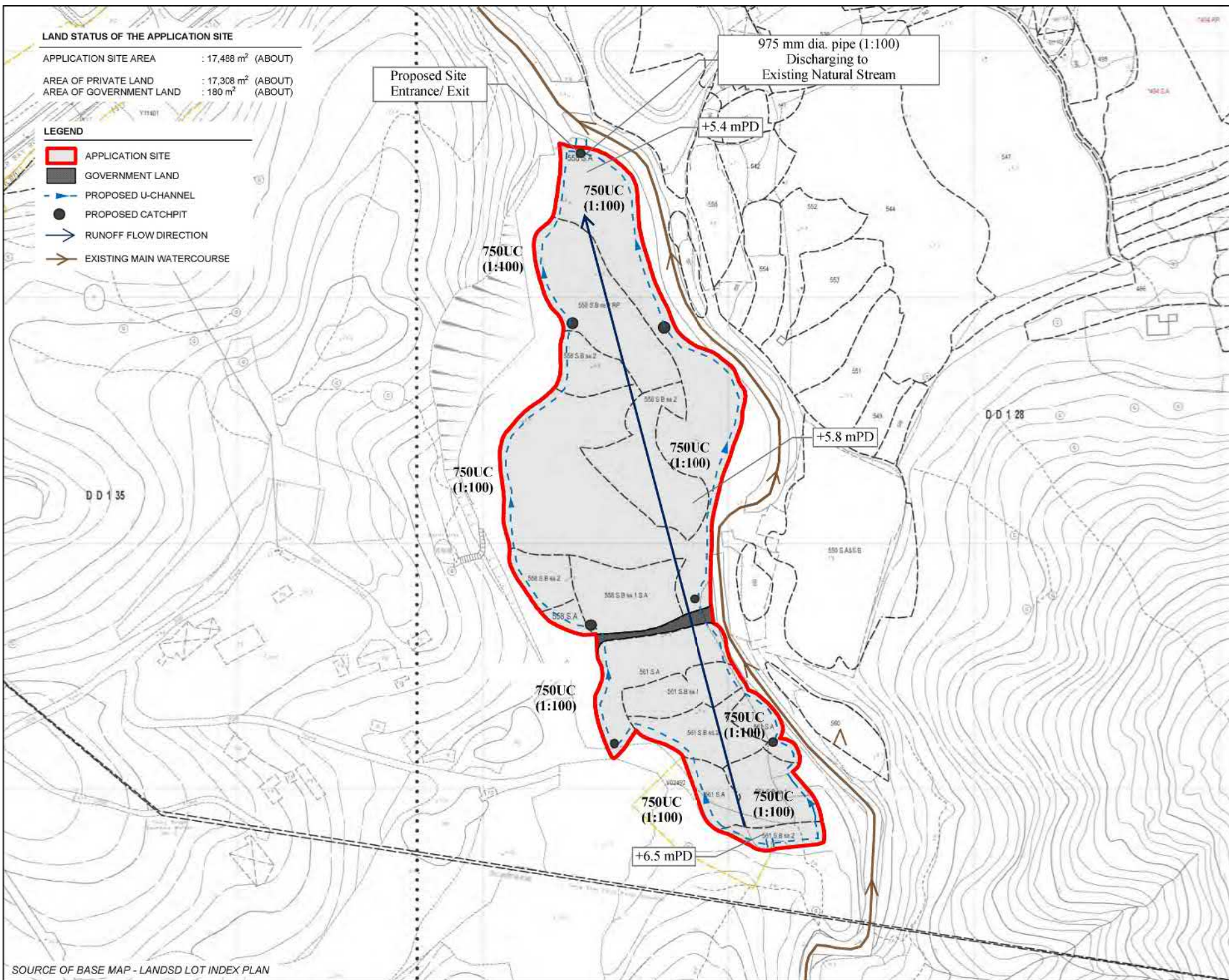
	PROJECT PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND BARBECUE SITE) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	ADDRESS VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES	SCALE 1 : 1500 @ A4		TITLE CATCHMENT LAYOUT PLAN	
			DRAWN BY MN	DATE 27.3.2023		
			REVISED BY OL	DATE 13.7.2023	DWG NO. DIA 2	VER. 001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 17,488 m² (ABOUT)
 AREA OF PRIVATE LAND : 17,308 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 180 m² (ABOUT)

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND
- PROPOSED U-CHANNEL
- PROPOSED CATCHPIT
- RUNOFF FLOW DIRECTION
- EXISTING MAIN WATERCOURSE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND BARBECUE SITE) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

DATE

CHECKED BY

DATE

APPROVED BY

DATE

DWG TITLE

PRELIMINARY DRAINAGE LAYOUT

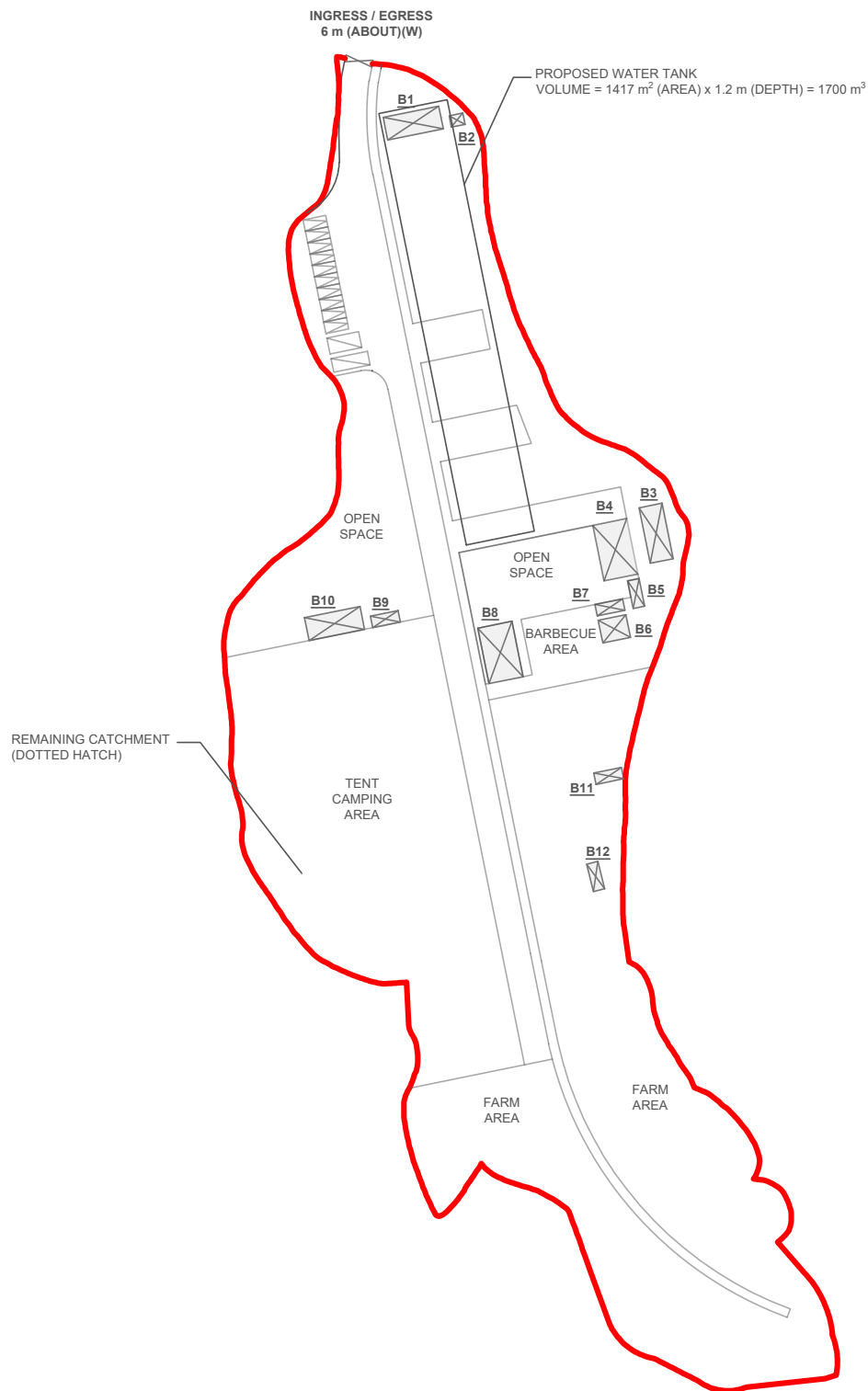
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DIA 3






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SOURCE OF BASE MAP - LANDSD LOT INDEX PLAN



LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE
-  L/UL SPACE
-  INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND BARBECUE SITE) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1500 @ A4

DRAWN BY
MN

DATE
23.6.2023

REVISED BY
OL

DATE
23.6.2023

TITLE

PROPOSED WATER TANK AND DESIGNATED CATCHMENT

DWG NO.
DIA 4

VER.
002



Appendix B

Runoff Calculations

Rational method is used for calculation of the peak runoff. The formula is extracted from Section 7.5.2 (a) of SDM.
The parameters and assumptions refer to section 3.

The Existing Site comprises mainly steep vegetated soil; C = 0.25

The Proposed Site will comprise some 1 storey buildings and various other surfaces - see Runoff Coefficients below.

Concrete Paved Area (Impervious), C = 0.95

Lawn/ Grassland, C = 0.25

Hobby Farming Area, C = 0.25

Soiled Ground (Mainly Fill and Residual Soil) = 0.35

Concrete Paved Area (Impervious): $A1 + A2 + A4 + A7 + A8 + A9 = 2574.3 \text{ m}^2$

Lawn/ Grassland Area + Hobby Farming Area: $A3 + A6 + A11 + A13 = 13746 \text{ m}^2$

Soiled Ground: $A5 + A12 = 1168.2 \text{ m}^2$

Area of the Site = 17488 m^2

Area of the External Catchment = 55655 m^2

The overall catchment and local upstream catchment mostly comprise steep naturally vegetated hillsides; C = 0.25.

The Site is proposed to be "Hobby Farm, Overnight Camping and Barbecue Site", so check the 1 in 50-year Scenario.

Runoff Estimation

Existing Site Catchment and the External Catchment

Catchment (m ²)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	$t_o \text{ (min)} = 0.14465L / (H^{0.2}A^{0.1})$	$t_c = t_o + t_f \text{ (min)}$	Storm Constants	Runoff coeff.	Total Catch. Area (m ²)	50 year Intensity (mm/hr)	50 year design runoff = $0.278CiA$	50 year Total runoff (m ³ /s)	50 year Total runoff (L/min)
73143	275	57.2	5.4	18.84	7.21	7.21	HKO headquarters	0.25	73143	210.04	1.07	1.068	64063
								0.95	0	210.04	0.00		

Proposed Site Catchment and the External Catchment

Catchment (m ²)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1 - h_2)/L \times 100$	$t_o \text{ (min)} = 0.14465L / (H^{0.2}A^{0.1})$	$t_c = t_o + t_f \text{ (min)}$	Storm Constants	Runoff coeff.	Total Catch. Area (m ²)	50 year Intensity (mm/hr)	50 year design runoff = $0.278CiA$	50 year Total runoff (m ³ /s)	50 year Total runoff (L/min)
73143	275	57.2	5.4	18.84	7.21	7.21	HKO headquarters	0.25	69401	210.04	1.01	1.180	70786
								0.35	1168	210.04	0.02		
								0.95	2574	210.04	0.14		

Increase over Existing Situation = 0.112 (m³/s)
Percentage Increase = 10.49%

Drainage Assessment for 975mm Pipe discharging Existing Natural Stream

Catchment Area			Length (m)	Nominal Diameter (mm)	No. of Pipe	Gradient, S _f		Velocity ⁷ (m/s)	50 year Runoff ¹ (m ³ /s)	Capacity (m ³ /s)	Utilization (%)	Pipe Capacity > Runoff ?
Catchment Area with 0.25 Runoff Coeff. (m ²)	Catchment Area with 0.35 Runoff Coeff. (m ²)	Catchment Area with 0.95 Runoff Coeff. (m ²)				(%)	1 in					
69401	1168	2574	3	975	1	1.0	100	2.692	1.279	1.809	71%	Yes

Mean Velocity is calculated by Colebrook- White equation

Where:

V =Mean Velocity

(m/s)

R =Hydraulic

Diameter (m)

Ks =Surface

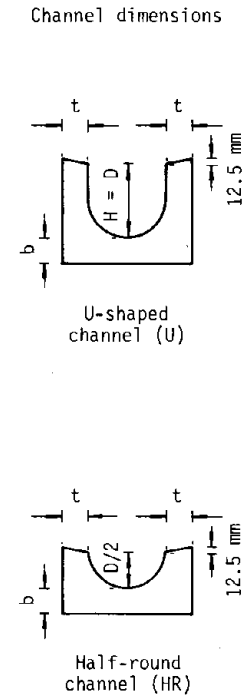
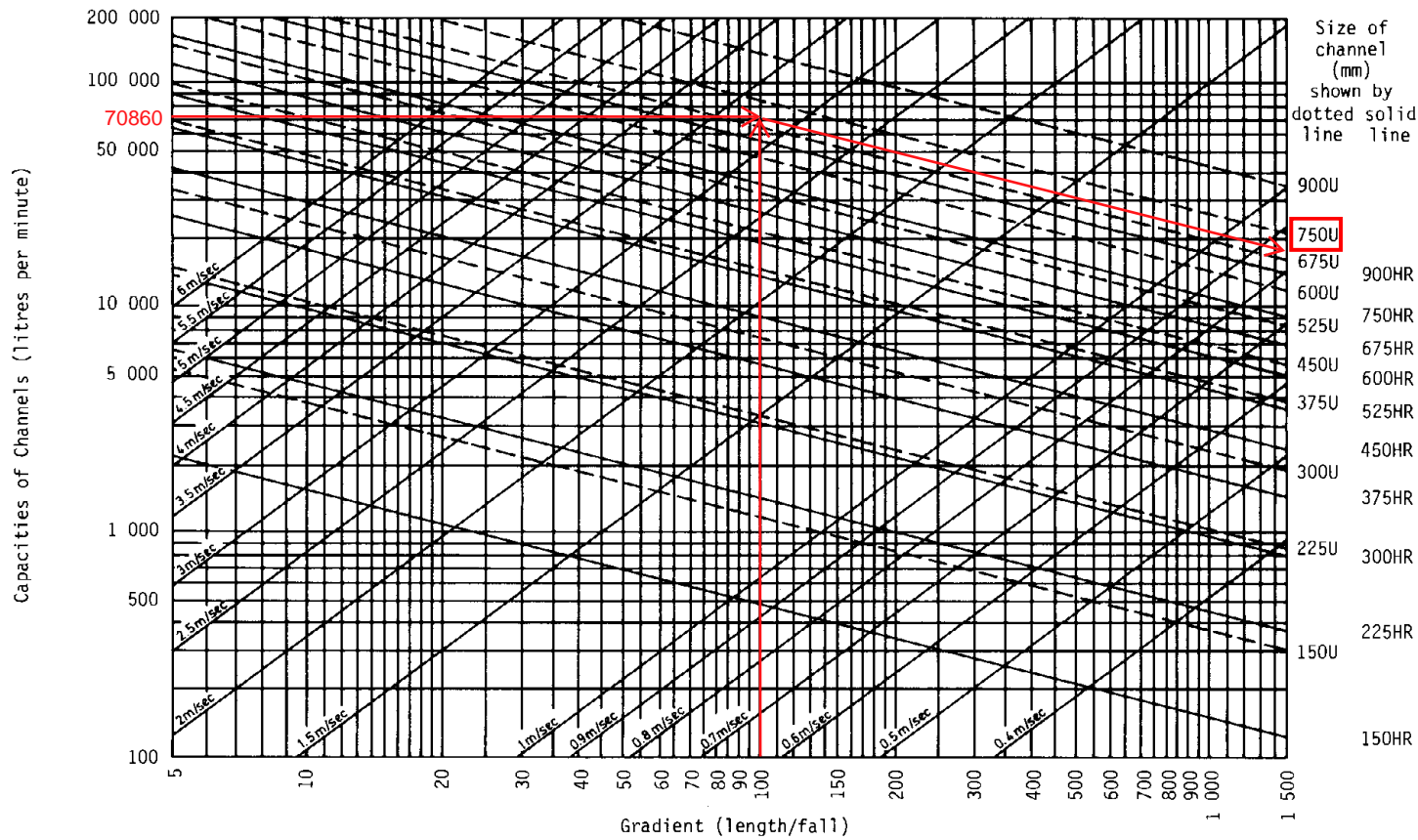
Roughness (m)

$\bar{V} = -\sqrt{32gRS_f} \log \left[\frac{k_s}{14.8R} + \frac{1.255\nu}{R\sqrt{32gRS_f}} \right]$

The Roughness Coefficient Ks is assumed to be 3 for concrete

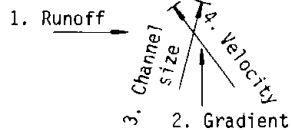
Appendix C

Calculation of Drainage Capacity of U Channels and Discharge Pipe



DESIGN METHOD USING CHART

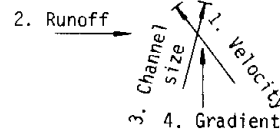
(a) Normal channel Solution



Example :

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

(b) Stepped channel Solution



Example :

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

Figure 8.7 - Chart for the Rapid Design of Channels

Appendix D

Calculation of Water Tank Size

CALCULATION SHEET

PROJECT: PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE
(HOBBY FARM AND BARBECUE SITE) AND HOLIDAY CAMP WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

Calculation of Water Tank Size

Calculation of Water Tank size for Cut-Off Site Catchment
(For 4 hours rain fall duration for storage of extra runoff due to development)

As per the runoff calculation conducted in Appendix B,
The Increase over Existing Situation = $0.112 \text{ m}^3/\text{s}$

$$\begin{aligned}\text{Volume of Water Tank, } V &= Q_c \times 4 \text{ hrs} \\ &= 0.112 \text{ m}^3/\text{s} \times 4 \times 60 \text{ mins} \times 60 \text{ s} \\ &= 1613 \text{ m}^3\end{aligned}$$

Provide a 1417m^2 (Area) x 1.2m (Depth) = 1700 m^3



盈卓物業
顧問有限公司

Our Ref.: DD128 Lot 558 S.A & VL
Your Ref.: TPB/A/YL-HTF/1151

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

2 August 2023

Dear Sir,

3rd Further Information

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Barbecue Site)
and Holiday Camp with Ancillary Facilities for a Period of 3 Years and
Associated Filling of Land in "Green Belt" Zone, Various Lots in D.D. 128
and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-HTF/1151)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) 2339 0884 / [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Jessie KWOK

email: jmhwok@pland.gov.hk)

Responses-to-Comments

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Barbecue Site) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Green Belt” Zone, Various Lots in D.D. 128 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories

(Application No. A/YL-HTF/1151)

- (i) The applicant would like to provide clarification of the subject application, details are as follows:

Mitigation Measures for the Nearby Watercourse

- 2.5 high solid metal fencing with thickness of 5mm will be erected along the whole site boundary to minimise potential nuisance. At least 2m set back and sandbags will be placed along the watercourse at the eastern portion of the application site (the Site) during the approval period to avoid the watercourse from reaching (**Plan 1**). The boundary fencing will be installed properly by licensed contractor and maintenance will be conducted regularly to prevent misalignment of walls and to ensure that there is no gap or silt on boundary fencing.

Landscape Mitigation Treatment

- According to the tree survey report conducted on 4/4/2023, 8 out of the total 34 identified trees are proposed to be felled due to their poor health/structural condition and their locations conflict with the development proposal. Due to the proposed tree felling, 8 new trees are proposed to be planted to compensate the loss of the 8 existing trees (**Plan 2**).

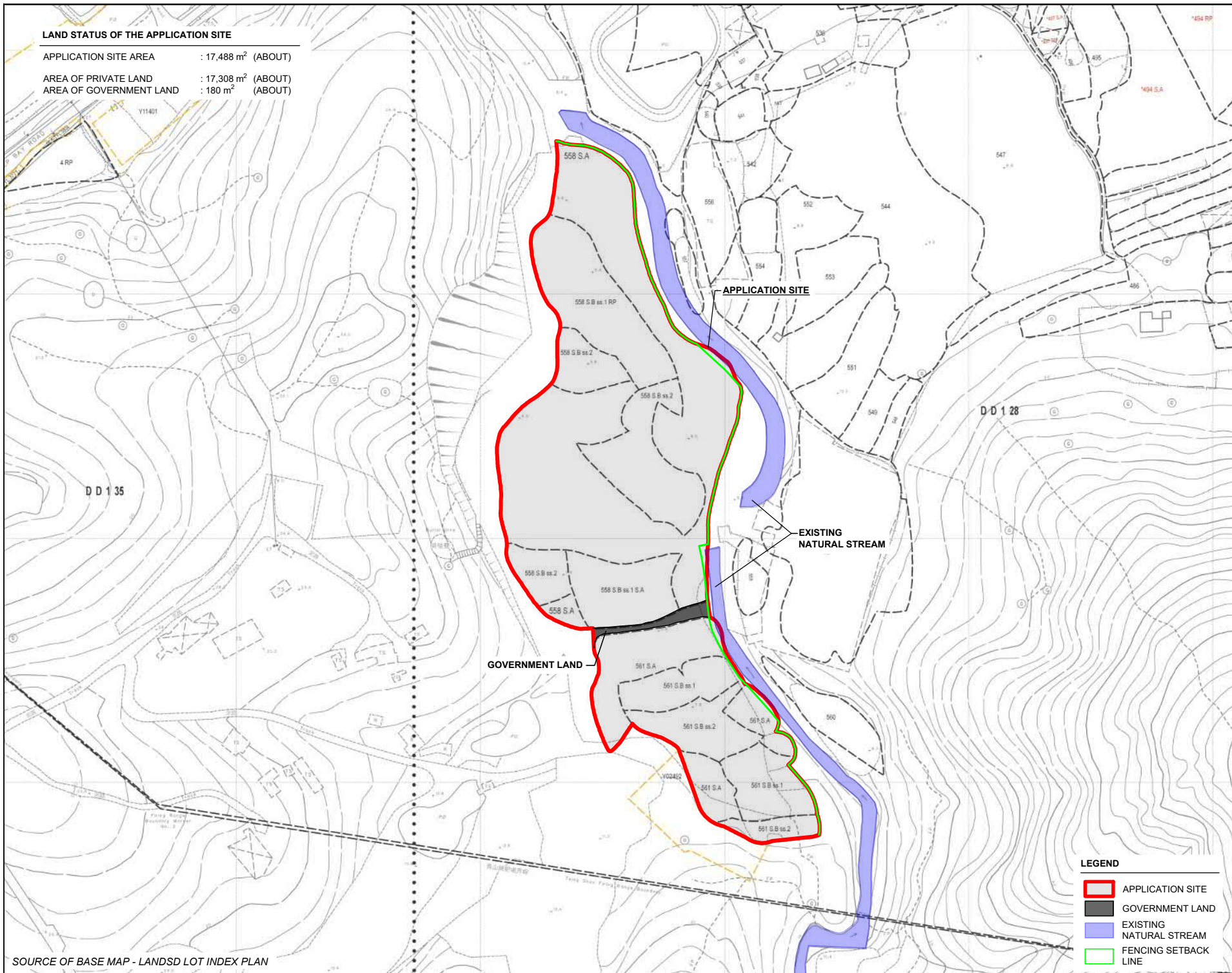
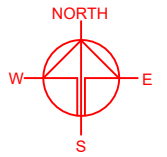
- (ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Ms. Vicky SY; Tel: 2300 1347)		
(a)	In the DIA it mentioned that the pump rate will be at least 0.112m ³ /s. Please note that if the pump rate exceed 0.112m ³ /s, it will adversely impact the capacity of the existing stream. Please review if the pump rate should be “no more than 0.112m ³ /s”. Please review the tank size if required.	Section 5.5.5 of the submitted DIA is revised. Please find the replacement page of the DIA in Annex I . The pump rate of the sump/pumping system is designated to be less than 0.112m ³ /s. So that no adverse impact is anticipated to the existing stream. The water tank is designated to store incremental peak runoff generated after the development, the size of water tank is not required to review.

		Further review/update of the drainage system will be conducted in the later detailed design stage. The applicant will submit, implement and maintain the proposed drainage facilities after planning approval has been obtained from the Town Planning Board.
--	--	---

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 17,488 m² (ABOUT)
 AREA OF PRIVATE LAND : 17,308 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 180 m² (ABOUT)



- LEGEND**
- APPLICATION SITE
 - GOVERNMENT LAND
 - EXISTING NATURAL STREAM
 - FENCING SETBACK LINE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND BARBECUE SITE) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY	DATE
MN	7.2.2023
CHECKED BY	DATE
OL	3.7.2023
APPROVED BY	DATE

DWG. TITLE

LAND STATUS OF THE SITE




DWG NO.	VER.
PLAN 1	001

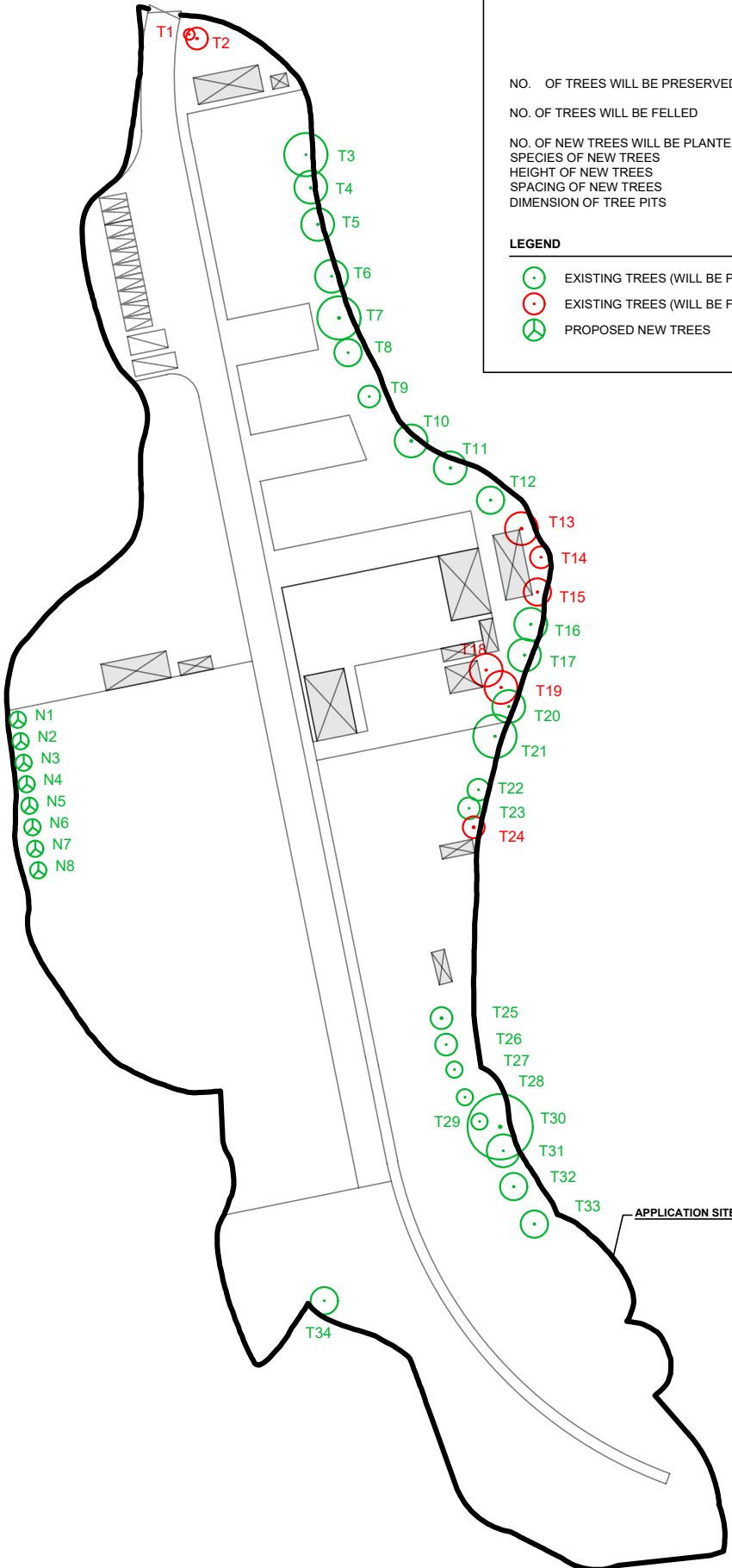
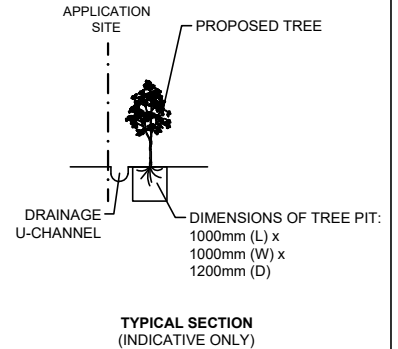
SOURCE OF BASE MAP - LANDSD LOT INDEX PLAN

TREE PRESERVATION AND LANDSCAPE PROPOSAL






APPLICATION SITE AREA	: 17,488 m ² (ABOUT)
NO. OF EXISTING TREE SPECIES OF TREES	: 34 (T1 TO T34) : 22 X <i>LEUCAENA LEUCOCEPHALA</i> 8 X <i>MACARANGA TANARIUS VAR. TOMENTOSA</i> 2 X <i>FICUS HISPIDA</i> 1 X <i>FIRCUS VARIEGATA</i> 1 X <i>CELTIS SINENSIS</i>
NO. OF TREES WILL BE PRESERVED	: 26 (T3 TO T12, T16, T17, T20 TO T23 AND T34)
NO. OF TREES WILL BE FELLED	: 8 (T1, T2, T13 TO 15, T18, T19, T24)
NO. OF NEW TREES WILL BE PLANTED	: 8 (N1 TO N8)
SPECIES OF NEW TREES	: <i>BAUHINIA BLAKEANA</i>
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m
SPACING OF NEW TREES	: NOT MORE THAN 4 m
DIMENSION OF TREE PITS	: 1 m (W) X 1 m (L) X 1.2 m (D)

LEGEND

-  EXISTING TREES (WILL BE PRESERVED)
-  EXISTING TREES (WILL BE FELLED)
-  PROPOSED NEW TREES



LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE
-  L/U/L SPACE
-  INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND BARBECUE SITE) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1200 @ A4

DRAWN BY
MN

DATE
28.4.2023

REVISED BY
OL

DATE
10.5.2023

TITLE

TREE PRESERVATION AND LANDSCAPE PROPOSAL

DWG NO.
PLAN 2

VER.
001



- 5.5.4 As shown in **Appendix B**, the incremental runoff volume is $1,613\text{m}^3$ under 50 years return period. The designed storage capacity should be at least $1,613\text{m}^3$. In this case, the total volume of the water tank is designed to be at least 1417m^2 (Area) \times 1.2m (Depth) = 1700m^3 (Volume), it is sufficient for the incremental runoff. For the calculation of water tank size, please refer to **Appendix D**.
- 5.5.5 A sump/pumping system is proposed to pump the additional stormwater into the tank during heavy rain. Since the additional runoff over the existing site and external catchment is $0.112\text{ m}^3/\text{s}$, the pump rate of sump/pumping system is designed to be less than $0.112\text{ m}^3/\text{s}$ which is the additional runoff over the existing site and external catchment mentioned in Section 5.5.2. The stored stormwater will be reused as far as practicable, and the surplus water will be drained off to the proposed channel nearby and subsequently conveyed to the existing natural stream after heavy rain. Hence, there is no additional flooding risk caused by the Proposed Development. No nearby buildings or roads might be affected by the change in runoff.
- 5.5.6 The final design of the storage tank will be confirmed during the detailed design stage after the planning application. The detailed design of the storage tank should be incorporated in the later "Drainage Proposal" and submitted to DSD for review.



顧問有限公司
盈卓物業

Our Ref.: DD128 Lot 558 S.A & VL
Your Ref.: TPB/A/YL-HTF/1151

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

3 August 2023

Dear Sir,

4th Further Information

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Barbecue Site)
and Holiday Camp with Ancillary Facilities for a Period of 3 Years and
Associated Filling of Land in "Green Belt" Zone, Various Lots in D.D. 128
and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-HTF/1151)

We are writing to submit further information to address departmental comments of the subject application, details are as follows:


Landscape Mitigation Treatment

- (i) To enhance landscape quality, a total of 20 new trees (N1 to N20) are proposed to be planted along the western side of the application site (the Site) to compensate for the loss of 8 existing trees (T1, T2, T13 to T15, T18, T19, T24) due to tree felling (**Plan 1**). All these new trees within the Site will be maintained by the applicant.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) 2339 0884 / [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited


Louis TSE
Town Planner



cc DPO/TMYLW, PlanD

(Attn.: Ms. Jessie KWOK

email: jmhwok@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) 2339 0884
(852) [REDACTED]



(852) 2323 3662






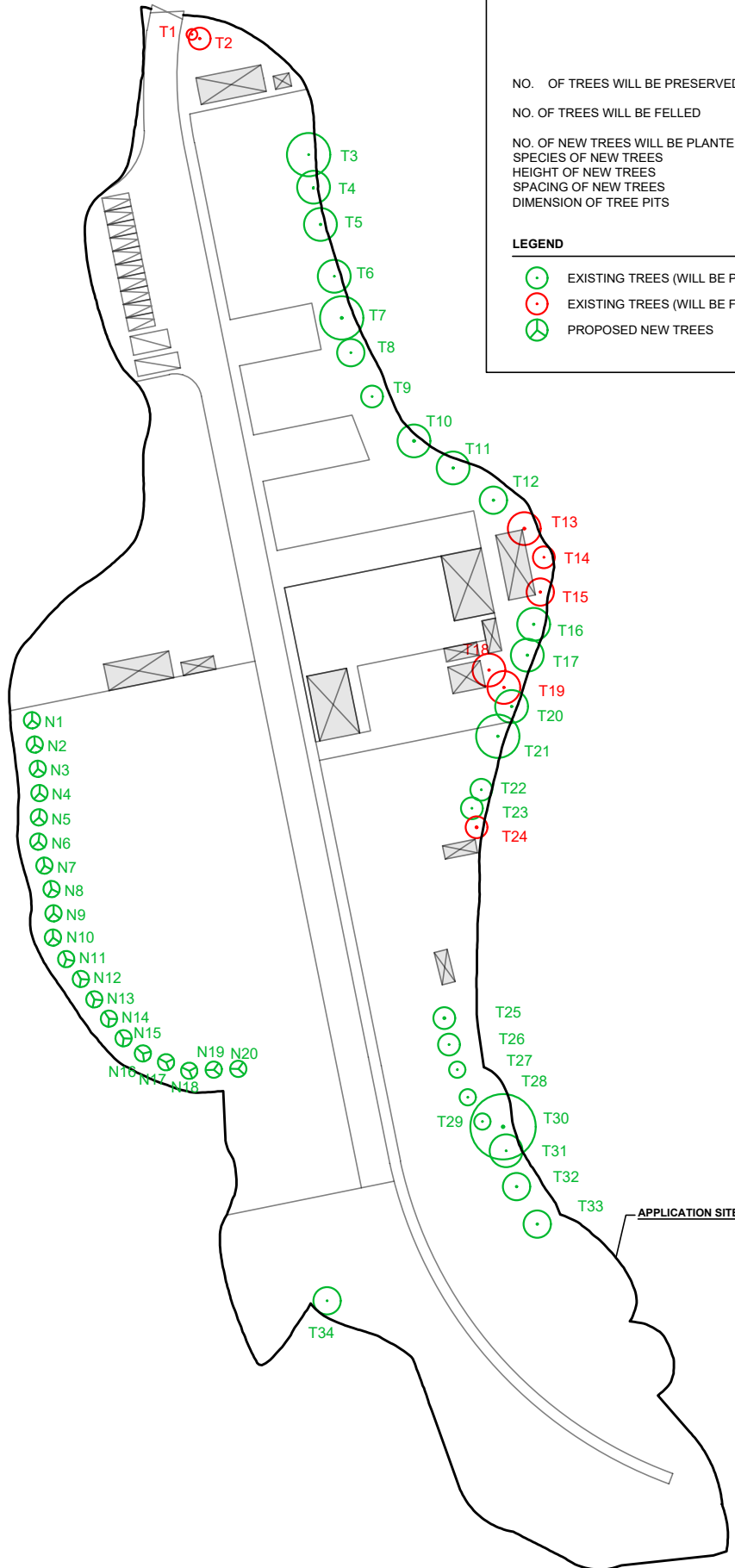
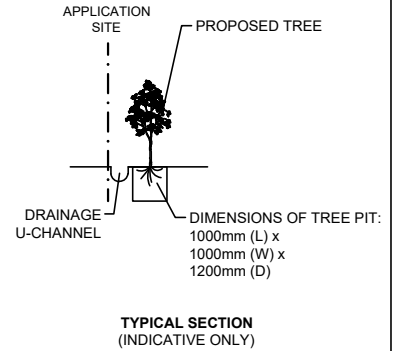
[REDACTED]

TREE PRESERVATION AND LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 17,488 m ² (ABOUT)
NO. OF EXISTING TREE SPECIES OF TREES	: 34 (T1 TO T34)
	: 22 X <i>LEUCAENA LEUCOCEPHALA</i>
	8 X <i>MACARANGA TANARIUS VAR. TOMENTOSA</i>
	2 X <i>FICUS HISPIDA</i>
	1 X <i>FIRCUS VARIEGATA</i>
	1 X <i>CELTIS SINENSIS</i>
NO. OF TREES WILL BE PRESERVED	: 26 (T3 TO T12, T16, T17, T20 TO T23 AND T34)
NO. OF TREES WILL BE FELLED	: 8 (T1, T2, T13 TO 15, T18, T19, T24)
NO. OF NEW TREES WILL BE PLANTED	: 20 (N1 TO N20)
SPECIES OF NEW TREES	: <i>BAUHINIA BLAKEANA</i>
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m
SPACING OF NEW TREES	: NOT MORE THAN 4 m
DIMENSION OF TREE PITS	: 1 m (W) X 1 m (L) X 1.2 m (D)

LEGEND

-  EXISTING TREES (WILL BE PRESERVED)
-  EXISTING TREES (WILL BE FELLED)
-  PROPOSED NEW TREES



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM AND BARBECUE SITE) AND HOLIDAY CAMP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1200 @ A4

DRAWN BY
MN

DATE
28.4.2023

REVISED BY
OL

DATE
3.8.2023

TITLE

TREE PRESERVATION AND LANDSCAPE PROPOSAL

DWG NO.
PLAN 1

VER.
001



**Relevant extract of the Town Planning Board Guidelines
for Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance**

(TPB PG-No. 10)

The main planning criteria for assessing applications for development within the “Green Belt” zone under s.16 of the Town Planning Ordinance are:

- (a) There is a general presumption against development (other than redevelopment) in a “GB” zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- (d) Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- (e) Applications for G/IC uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (f) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- (h) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (i) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.

- (j) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (k) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

Previous s.16 Applications covering the Application Site

Rejected Applications

	Application No.	Applied Use(s)/Development(s)	Zoning(s)	Date of Consideration	Rejection Reasons
1	A/YL-HT/42	Temporary Open Storage of Building Material for 12 Months	“GB”	3.4.1998	1,2,3,4
2	A/YL-HT/414	Temporary Racing Circuit for a Period of 3 Years	“GB” and “AGR”	29.7.2005	1,3,4
3	A/YL-HT/967	Proposed Temporary Recyclable Collection Centre (Including Plastics and Metals) for a Period of 3 Years	“GB” and “AGR”	18.12.2015	1,2,4,5,6

Rejection Reasons:

1. Not in line with the planning intention(s) and no strong justification for a departure.
2. Not compatible with surrounding areas.
3. Insufficient information to demonstrate that the development would not have adverse environmental, ecological, traffic, drainage, geotechnical, landscape and/or visual impacts on the surrounding areas.
4. Setting undesirable precedent.
5. Not in line with the TPB PG-No. 10. The proposed development would affect the natural landscape.
6. Not in line with the then TPB PG-No. 13E. No previous approval has been granted for the site, and there are adverse departmental comments and local objections. The applicant fails to demonstrate that the proposed development would not generate adverse drainage, landscape and environmental impacts.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

No adverse comment on the application.

2. Traffic

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

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

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

The proposed access arrangement should be commented by the Transport Department.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there was one substantiated environmental complaint regarding waste pertaining to the Site in the past three years.

4. Drainage

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

- no objection in principle to the application from a drainage point of view; and
- should the Town Planning Board (the Board) consider that the application be acceptable from the planning point of view, he would suggest that approval condition(s) should be stipulated in the approval letter requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his department.

5. Fire Safety

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

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

6. **Licensing**

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

No licence application for operation of a guesthouse at the Site was received by the Office of the Licensing Authority.

7. **Landscaping**

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

- according to the aerial photo of 2022, the Site is situated in an area of rural landscape character predominated by village houses, ponds, scattered tree groups and woodland. According to site photos dated March 2023, the northern portion of the Site is hard paved with temporary structures and planted vegetation, and the southern portion of the Site is covered by bare soil;
- as the proposed development is next to existing woodland within the same “GB” zone, existing ponds are located within the adjacent “CPA” zone and in close proximity to the Site, the proposed development is considered incompatible with the surrounding landscape resources (woodland) and landscape character (rural landscape) from the landscape planning perspective;
- nevertheless, according to submitted tree survey report (**Appendix Ib**) and the tree preservation and landscape proposal (**Drawing A-3**), no significant landscape resources are observed and the applicant has proposed 20 nos. of *Bauhinia blakeana* with spacing not more than 4m at the western portion of the Site to enhance landscape quality. Moreover, 26 nos. of existing trees at the eastern portion are proposed to be preserved; and
- she has no comment on the application from landscape planning perspective.

8. **District Officer’s Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

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

9. **Other Departments’ Comments**

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

- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW,

CEDD);

- Project Manager (West), CEDD (PM(W), CEDD);
- Director of Agriculture, Fisheries and Conservation (DAFC);
- Director of Food and Environmental Hygiene (DFEH); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government, and Government Land (GL);
 - (ii) no permission is given for the occupation of GL (about 180m² subject to verification) included in the Site. Any occupation of GL without the Government's prior approval is not allowed; and
 - (iii) the owner(s) of the lots will need to apply to his office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. The applicant has to either exclude the GL from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - (ii) the local track leading to the Site is not under the Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Deep Bay Road;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) 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 Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (ii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iv) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage;
- (g) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. However, the applicant is reminded that if the proposed structure(s) is/are required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. Moreover, licensing requirement will be formulated upon receipt of formal application via relevant licensing authority;
- (h) to note the comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department (CO(LA), OLD, HAD) that:
- (i) 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);
 - (ii) if the mode of operation falls within the definition of “hotel” or “guesthouse” under the HAGAO, a licence under the HAGAO must be obtained before operation. Whether the mode of operation of a campsite falls within the ambit of the HAGAO depends on the actual circumstances of each case;
 - (iii) detailed licensing requirements will be formulated upon receipt of application under the HAGAO, if applicable; and

- (iv) if any structure which constitutes as “building works” or “building” under the BO are to be included into the licence, the applicant should submit a copy of either an Occupation Permit issued by the Building Authority or a Certificate of Compliance issued by LandsD when making an application under the HAGAO;
- (i) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the Site should not be filled with construction waste;
 - (ii) the Recommended Pollution Control Clauses for Construction Contracts (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) should be followed to minimise the environmental impacts during the construction stage;
 - (iii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed toilet in case of unavailability of public sewer shall be provided. The design and construction of the toilet shall follow the requirements of the Environmental Protection Department’s ProPECC PN 5/93 ‘Drainage Plans subject to Comment by the Environmental Protection Department’ including percolation test if septic tank and soakaway system will be used; and
 - (iv) the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ should be followed to minimise environmental impacts to nearby sensitive receivers;
- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department’s (FEHD) facilities will be affected;
 - (ii) proper licence/permit issued by FEHD 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;
 - (iii) under the Food Business Regulation (Cap. 132X), a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as BD, FSD and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (iv) depending on the mode of operation, generally there are three types of food business licence that the operator of an outdoor barbecue site may apply for under the Food Business Regulation (Cap. 132X):
 - i. if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - ii. if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - iii. if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be

obtained;

- (v) for the operation of refreshment kiosks, under the Food Business Regulation (Cap. 132X) a Food Factory Licence must be obtained from FEHD for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such business; and
- (vi) the operation must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed development are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity; and
- (k) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant should note that approval of the s.16 application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works.

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



A/YL-HTF/1151 DD 128 Ngau Hom Sha GB

20/03/2023 02:47

From:

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

File Ref:

1 attachment



Ngau Hom Sha - Google Maps.pdf

A/YL-HTF/1151

Lots 558 S.A, 558 S.B ss.1 S.A, 558 S.B ss.1 RP, 558 S.B ss.2, 561 S.A, 561 S.B ss.1 and 561 S.B ss.2 in D.D. 128 and Adjoining Government Land, Ngau Hom Sha, Yuen Long

Site area: About 17,488sq.m Includes Government Land of about 180sq.m

Zoning : "Green Belt"

Applied use: Hobby Farm / BBQ / Holiday Camp / 12 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strongest objections. This GB site has been stripped of all vegetation indicating that it has in fact been used for many years for unapproved operations despite numbers rejections of applications for brownfield use over many years.

The area of filling of land is about 2,392m² is misleading, members should request PlanD to provide images of the current state of the lots and ask what, if any, enforcement action has been taken against the cutting down of trees and trashing of the site.

No indication as to how many tents are proposed, details of drainage, water supply, etc.

The application is clearly an attempt to gain approval for some, any, operation in order to legitimize the destruction of the natural environment.

Such techniques should not be rewarded. There is no previous history of approvals and therefore no justification as there is a 'general presumption against development within this zone' in line with previous decisions.

Mary Mulvihill



2

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



KFBG's comments on three planning applications

21/03/2023 14:05

From: [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

3 attachments



230321 s16 HTF 1151.pdf

Dear Sir/ Madam,

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

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

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

21st March 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and
Barbecue Site) and Holiday Camp with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land**
(A/YL-HTF/1151)

1. We refer to the captioned.
2. The application site is within Green Belt (GB) zone and its planning intention is '*primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.*'
3. We urge the Board to consider whether the proposals (i.e., Holiday Camp, Barbecue Site) under this application can be considered to be passive recreational facilities.
4. There is a watercourse adjoining the application site as shown in the map of the gist. We urge the Board to seriously consider whether the proposal would generate polluted runoff/ sewage and whether this watercourse would be potentially affected. This watercourse drains into the ecologically sensitive Deep Bay. We urge the Board to ensure that there would be no ecologically sensitive environments to be adversely affected when considering planning applications, in order to safeguard the Ecological Civilisation development goal of our Country.
5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Seq 1 3

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



Comments on the Section 16 Application No. A/YL-HTF/1151
06/06/2023 11:04

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

1 attachment



TPB20230606(HTF1151).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,

Ng Hei Man (Mr.)

Campaign Manager

The Conservancy Association

T: 2728 6781

D: [REDACTED]

F: 2728 5538

Registered Name 註冊名稱 : The Conservancy Association 長春社

(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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長春社 Since 1968

The Conservancy Association

會址: 香港新界葵涌黃埔碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室 電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk
網址 Website: www.cahk.org.hk

6th June 2023

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-HTF/1151

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

Adverse environmental impacts in adjacent area

We worry that there would be several potential adverse environmental impacts caused by the application:

- No plans on land recovery: Various structures/uses, including 12 structures of about 3m in height, and 2,575m² land filling would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- Adverse sewage impact: The applicant does not provide any details of sewage arrangement, such as design, collection, treatment, disposal of sewage, back-up plans, and so on. Besides, according to the Planning statement, "*The Site would be able to accommodate not more than 60 nos. of visitors (campers) per day ... A maximum of 20 barbecue pits are provided at the barbecue area for visitor to support the operation of the proposed development*". However, there are insufficient details are available to identify sources of wastewater arising from operation, particularly potential oily wastewater from barbecue pits and visitors. We worry that if the above issues cannot be properly addressed, it may lead to serious environmental and hygiene problems within the application site and its



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Since 1968

The Conservancy Association

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網址 Website: www.cahk.org.hk

surrounding area.

- Other sources of environmental impacts not clearly addressed: There are no site management and operational plans to describe issues such as crowd control, waste management, additional provision of ancillary utilities, and so on. All these would help identify source of environmental impacts and then suggest measures to minimize or mitigate potential environmental disturbance, but we cannot see the project proponent has attempted to address this.

Yours faithfully,

Ng Hei Man

Campaign Mana

The Conservancy Association

4

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Re: A/YL-HTF/1151 DD 128 Ngau Hom Sha GB

06/06/2023 21:12

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

The additional information merely reinforces the reality that most of the trees and vegetation on the site were illegally removed.

The issue is not how many trees are left but how many were chopped down.

Also if the site is to be used for tent camping, no details provided, why the wide concrete road down the middle of the site?

This Destroy to Build should not be rewarded. It is unacceptable that such a large country park buffer zone be destroyed.

Mary Mulvihill

From:

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

Date: Monday, 20 March 2023 2:47 AM CST

Subject: A/YL-HTF/1151 DD 128 Ngau Hom Sha GB

A/YL-HTF/1151

Lots 558 S.A, 558 S.B ss.1 S.A, 558 S.B ss.1 RP, 558 S.B ss.2, 561 S.A, 561 S.B ss.1 and 561 S.B ss.2 in D.D. 128 and Adjoining Government Land, Ngau Hom Sha, Yuen Long

Site area: About 17,488sq.m Includes Government Land of about 180sq.m

Zoning : "Green Belt"

Applied use: Hobby Farm / BBQ / Holiday Camp / 12 Vehicle Parking /Filling of Land

Dear TPB Members,

Strongest objections. This GB site has been stripped of all vegetation indicating that it has in fact been used for many years for unapproved operations despite

numbers rejections of applications for brownfield use over many years.

The area of filling of land is about 2,392m² is misleading, members should request PlanD to provide images of the current state of the lots and ask what, if any, enforcement action has been taken against the cutting down of trees and trashing of the site.

No indication as to how many tents are proposed, details of drainage, water supply, etc.

The application is clearly an attempt to gain approval for some, any, operation in order to legitimize the destruction of the natural environment.

Such techniques should not be rewarded. There is no previous history of approvals and therefore no justification as there is a 'general presumption against development within this zone' in line with previous decisions.

Mary Mulvihill

5

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KFBG's comments on one planning application

06/06/2023 20:37

From: [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

1 attachment



230606 s16 HTF 1151.pdf

Dear Sir/ Madam,

Attached please see our comments regarding one application. There is one pdf file attached to this email. If you cannot see/ download/ open this file, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

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

6th June 2023.

By email only

Dear Sir/ Madam,

Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Barbecue Site) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land
(A/YL-HTF/1151)

1. We refer to the captioned.
2. The application site is within Green Belt (GB) zone and its planning intention is '*primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.*'
3. We urge the Board to consider whether the proposals (i.e., Holiday Camp, Barbecue Site) under this application can be considered to be passive recreational facilities.
4. There is a watercourse adjoining the application site as shown in the map of the gist. We urge the Board to seriously consider whether the proposal would generate polluted runoff/ sewage and whether this watercourse would be potentially affected. This watercourse drains into the ecologically sensitive Deep Bay. We urge the Board to ensure that there would be no ecologically sensitive environments to be adversely affected when considering planning applications, in order to safeguard the Ecological Civilisation development goal of our Country.
5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

香港新界大埔林錦公路
Lam Kam Road, Tai Po, New Territories, Hong Kong
Email: [REDACTED]

Seg 2 6

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KFBG's comments on three planning applications

03/08/2023 16:23

From:

To:

File Ref:

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



230803 s16 HTF 1151.pdf

Dear Sir/ Madam,

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

Also, please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

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

3rd August 2023.

By email only

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and
Barbecue Site) and Holiday Camp with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land
(A/YL-HTF/1151)**

1. We refer to the captioned.
2. We urge the Board to liaise with relevant authorities as to whether there is/ are ongoing enforcement case(s) covering the site. If yes, we urge the Board to consider whether it is appropriate to approve this application.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden